

September 13, 2023

**Via Emailed PDF**

Al Roshdieh

Email: [alroshdieh@gmail.com](mailto:alroshdieh@gmail.com)

**Re: 5310 Cathedral Ave NW – SQ 1444 LOT 41 - 23-Z-PDRM-00098**

Dear Al Roshdieh:

This is to confirm the substance of the PDRM virtual meeting that you had with my staff on June 9, 2023, concerning the proposed renovation and additions for 5310 Cathedral Avenue NW. The development drawings are attached for reference.

This property is currently a two-story with cellar single-family residence that is zoned R-1B. The entrance to the residence is on the northwest side of the structure facing Cathedral Ave NW, there is a public alleyway on the northeast perimeter of the property, and the southeast and southwest sides of the property face abutting properties.

The proposed renovation involves removal of a portion of the upper structure, while ensuring that a minimum of four (4) feet of the existing vertical standing perimeter foundation walls remain intact, in order that the removal will not constitute a raze of the building. Additionally, the project includes the construction of new front (northwest) and rear (southeast) additions, with a total of three stories over a cellar level.

The Zoning discussion was as follows:

1. **Allowable Lot Coverage**: The lot area is 3,937 sq. ft., and the footprint of the existing building is 1,056 sq. ft. The proposed renovation, which includes additions on the northwest and southeast sides of the structure and removal of the existing garage, will result in a planned 1,492 sq. ft. footprint which is 37.9% which is within the 40% maximum allowable coverage.
2. **Building Height**: The zoning allows a maximum building height of 40 feet , and three (3) stories. The proposed renovation will result in a height of 37 ft 1 inch measured from grade to the top of the roof over the new 3rd floor calculated at the middle of the front of the building at existing grade, which is within the allowed limit.
3. **Front Addition**: The zoning setback on the front (northwest) side of the building requires a minimum of 15 ft to the property line, to be within the range of the front setbacks of the other buildings fronting Cathedral Avenue on the subject block face, and the proposed structure will have a setback of 15 ft 5 inches ,which will be in compliance with the requirement.

4. Rear Addition: The zoning setback on the rear (southeast) side of the structure requires a minimum of 25 ft to the rear property line, and the proposed structure will have a setback of 25 ft and ½ inch, which will be in compliance with the requirement.

5. Side Setback: The existing structure has a side yard setback on the northeastern side facing the public alleyway of 5 ft ½ inch on the northern corner and 5 ft 7 inches on the eastern corner. The existing side yard setback on the southwestern side facing an abutting property (Lot 40) is 6 ft 5 inches on the west corner and 6 ft 3 inches on the south corner. The vertical extension of the existing footprint will maintain the current setbacks on both sides in compliance with Section D-208.7 that allows extensions of existing non-conforming side yards; also, and the new additions on the front and rear sides of the building will conform to 8 ft minimum zoning setbacks on both sides.

Accordingly, when building permits are filed for, my office will approve permits for this property consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Attachments: Plan set dated 7-18-23

Zoning Technician: Chyna Barber

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore, this letter does **NOT** vest an application for zoning or other DOB approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DOB.

File: Det Let re 5310 Cathedral Ave NW to Roshdieh 9-13-23