



Schroeder Residence

4th Floor Addition

Phase: Zoning / HPRB (Pre-Design)

Date: 8 June 2026

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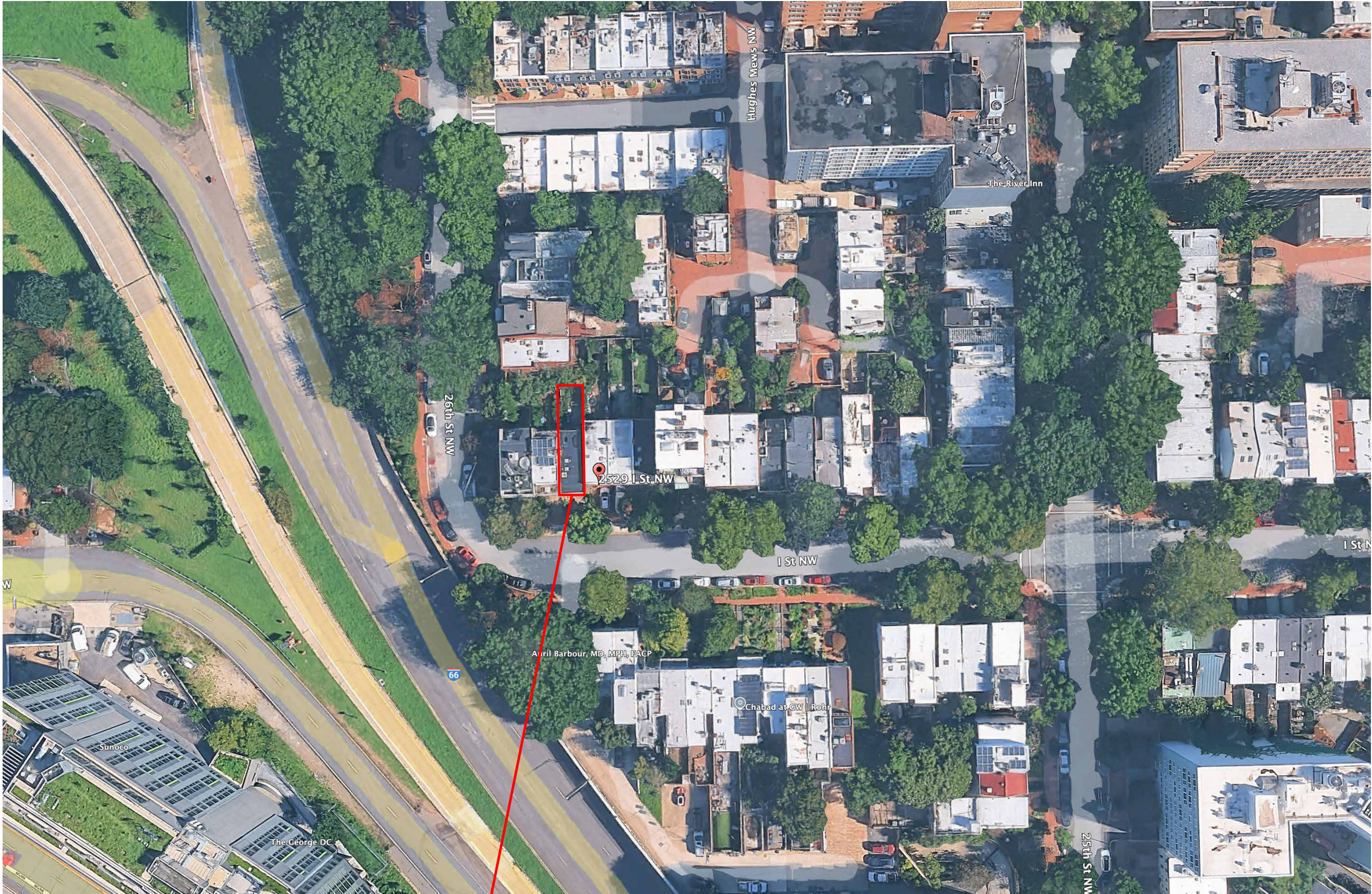
prepared by:
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P.O. Box 63025
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cj @ circlesquarecross.com

prepared for:
Michael and Amber Schroeder
2529 I St NW
Washington, DC 20037

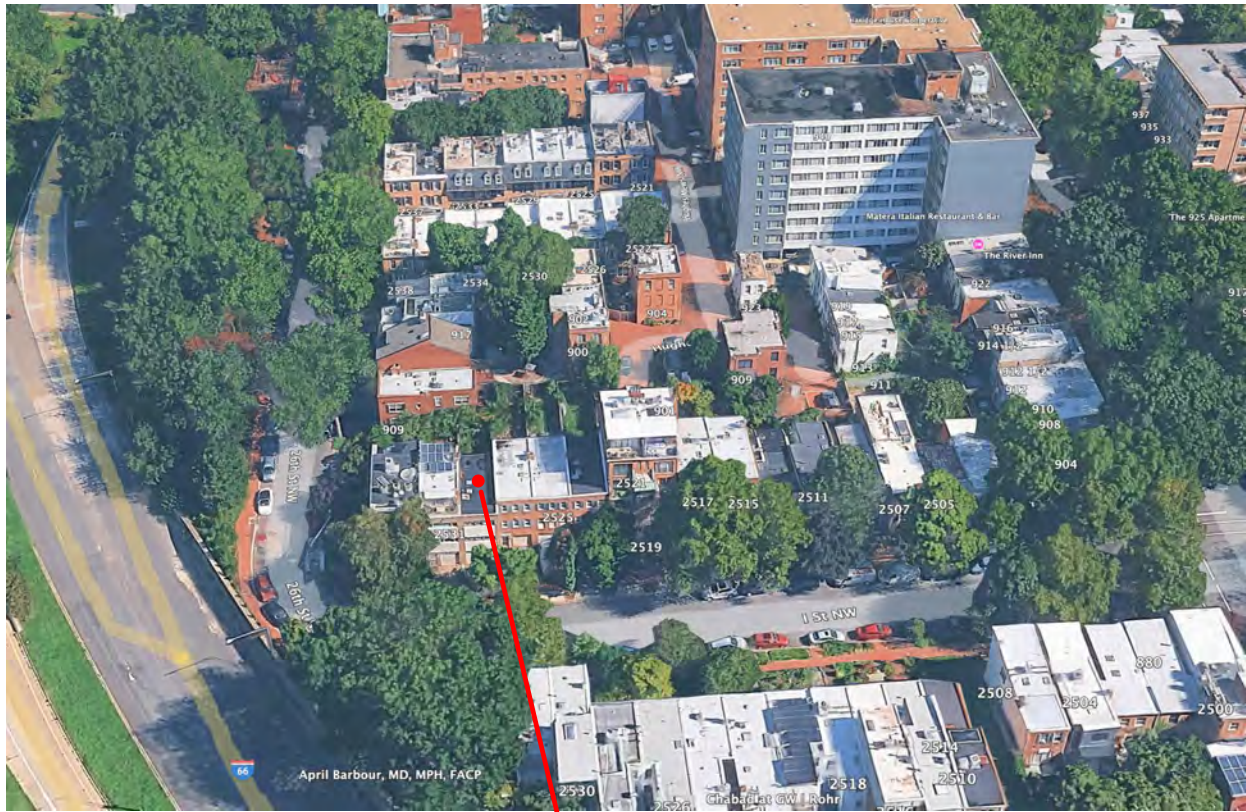
michaelwebbschroeder @ gmail.com





Subject Property
2529 I Street NW





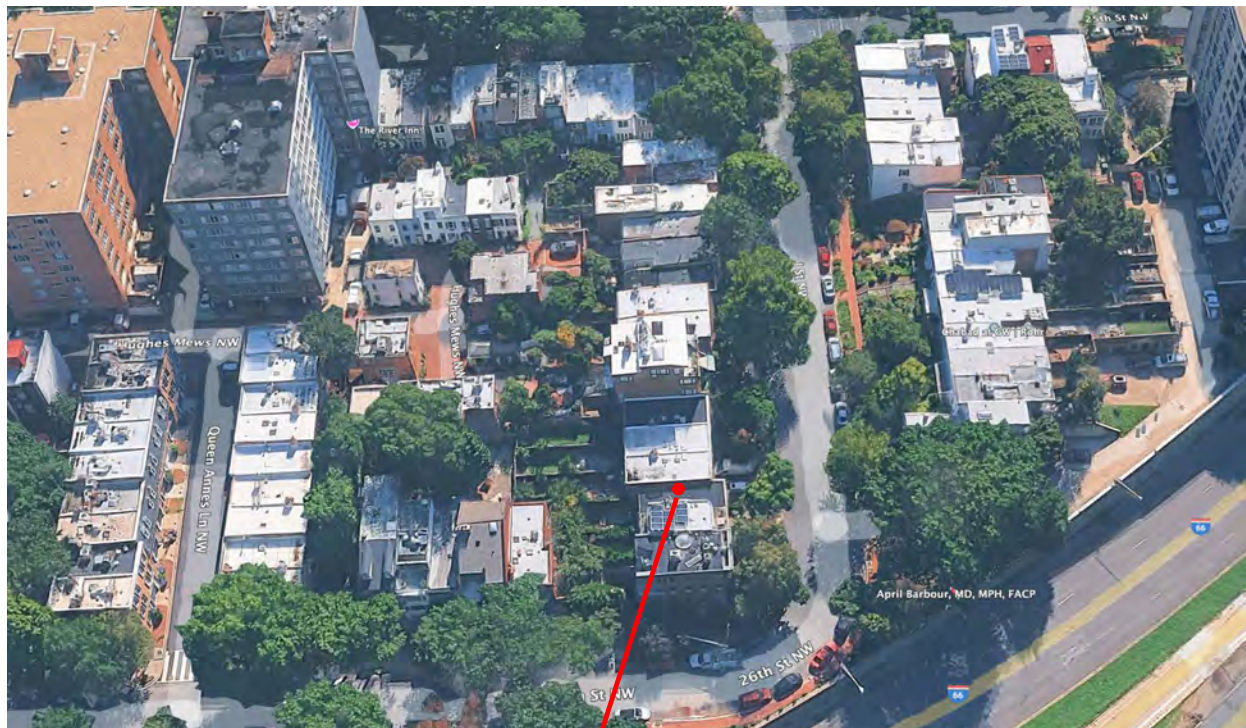
South Looking North

Subject Property
2529 I Street NW



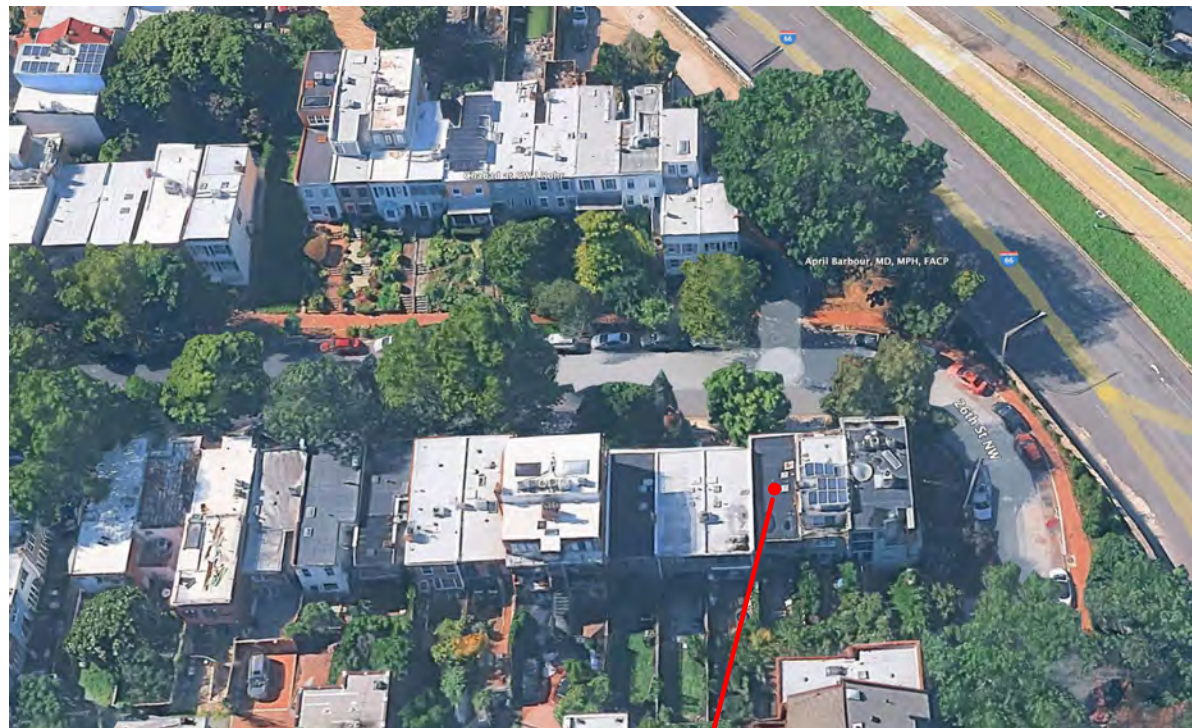
East Looking West

Subject Property
2529 I Street NW



West Looking East

Subject Property
2529 I Street NW



North Looking South

Subject Property
2529 I Street NW

circle square cross

4th Floor Addition

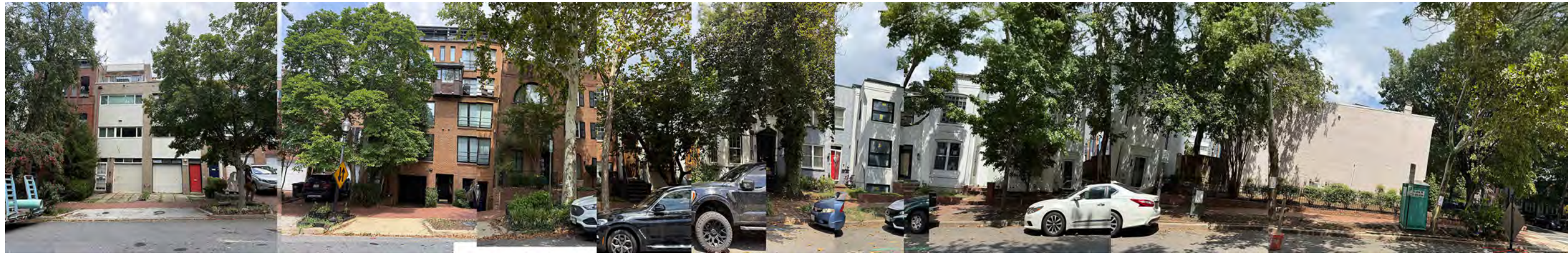
Zoning / HPRB (Pre-Design)





Subject Property
2529 I Street NW





26th Street NW
901 26th Street NW
2531 I St NW*
2529 I St NW
(Subject Property)
2527 I St NW
2525 I St NW
2523 I St NW
2519 I St NW*
2517 I St NW
2515 I St NW
2513 I St NW
2511 I St NW
2509 I St NW
2509 I St NW
2507 I St NW
2505 I St NW
2503 I St NW
900 25th St NW
25th St NW

I Street NW - Looking North

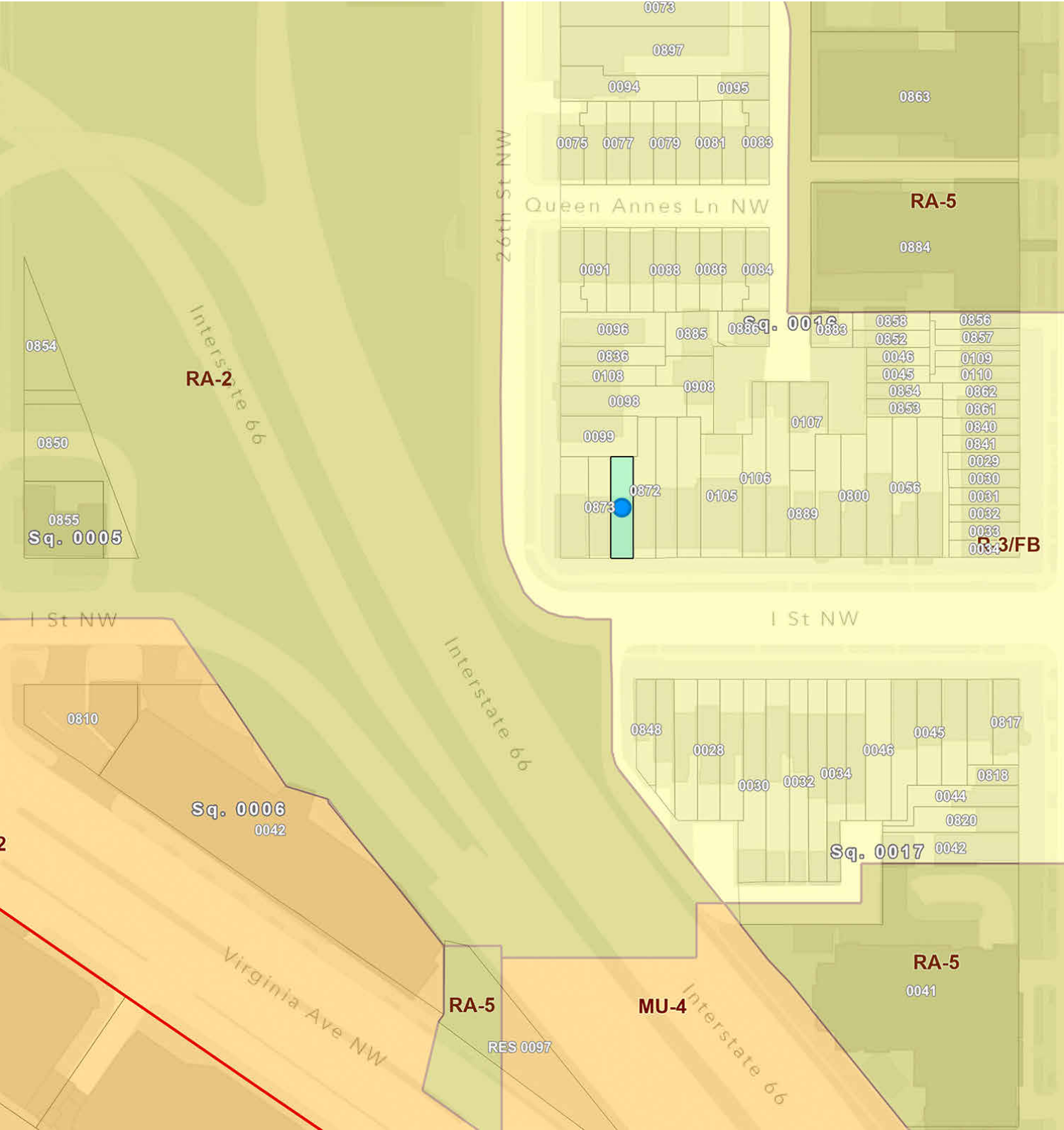


25th St NW
830 25th St NW
2502 I St NW
2504 I St NW
2506 I St NW
2508 I St NW
2510 I St NW
2512 I St NW*
2514 I St NW*
2516 I St NW*
2518 I St NW
2520 I St NW
2520 I St NW
2522 I St NW
2524 I St NW
2526 I St NW
2528 I St NW
2530 I St NW
2532 I St NW
Alley

I Street NW - Looking South



Zoning Map



Zoning Regulations

Address: 2529 I Street NW, Washington, DC 20037
Zone: R-3/FB
Lot Size: 1,140 sf (15'-10" x 72'-0")
Zone Description: The Residential House (R) zones are residential zones, designed to provide for stable, low- to moderate-density residential areas suitable for family life and supporting uses.

Square: 0016
Suffix: 0871 (Tax Lot)
Yeah Constructed: 1957
Historic District: Foggy Bottom Historic District
Ward: Ward 2
ANC: ANC 2A

Zoning Regulations	Min. / Max.	Existing	Proposed
D202.1 Lot Width (Row)	20' min.	15'-10"	N/C
D202.1 Lot Area (Row)	2,000 sf min.	1,140	N/C
D203.2 Max. Height	40'-0"	27'-0"	38'-0"
D203.2 Max. Stories	3	3	4
D206.1 Front Setback	Within range of block	0	N/C
D207.1 Rear Yard	20	29'	N/C
D208.1 Side Yard (Row)	0	0	N/C
D209.1 Court	N/A	N/A	N/A
D210.1 Lot Occupancy	60% max.	57.8%	N/C
D211.1 Pervious Surface	20% min.	-	N/C
C701.5 Parking	1	1	1

Circle Square Cross

4th Floor Addition

Zoning / HPRB (Pre-Design)

0005

12" = 1'-0"

Zoning Map - Summary

1 July 2026



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 12, 2025

Plat for Building Permit of :

SQUARE 16 LOT 871

Scale: 1 inch = 10 feet

Recorded in A & T Book Page 3429 - G

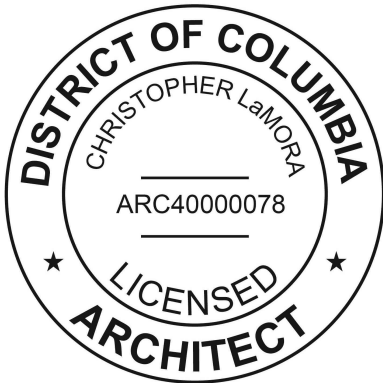
Receipt No. 25-05176

Drawn by: B.S.

Furnished to: CJ LAMORA

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Vincent Costanzi
for Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application **TBD**; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code § 22-2405).

Signature: *Christopher J. LaMora*
Date: 6 July 2026

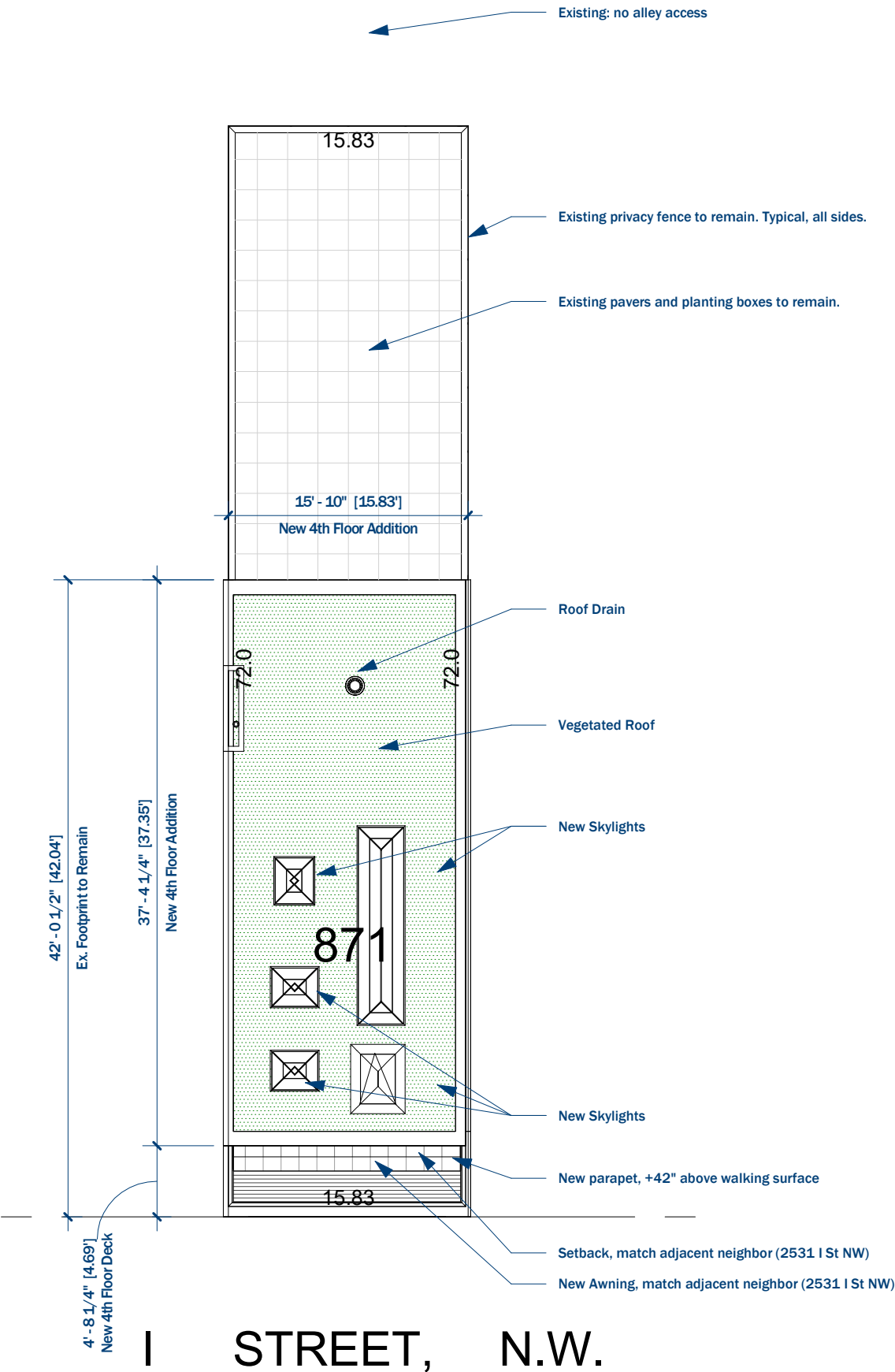
Printed Name: Christopher J. LaMora Relationship to Lot Owner: Architect

If a registered design professional, provide license number ARCH40000078 and include stamp below.

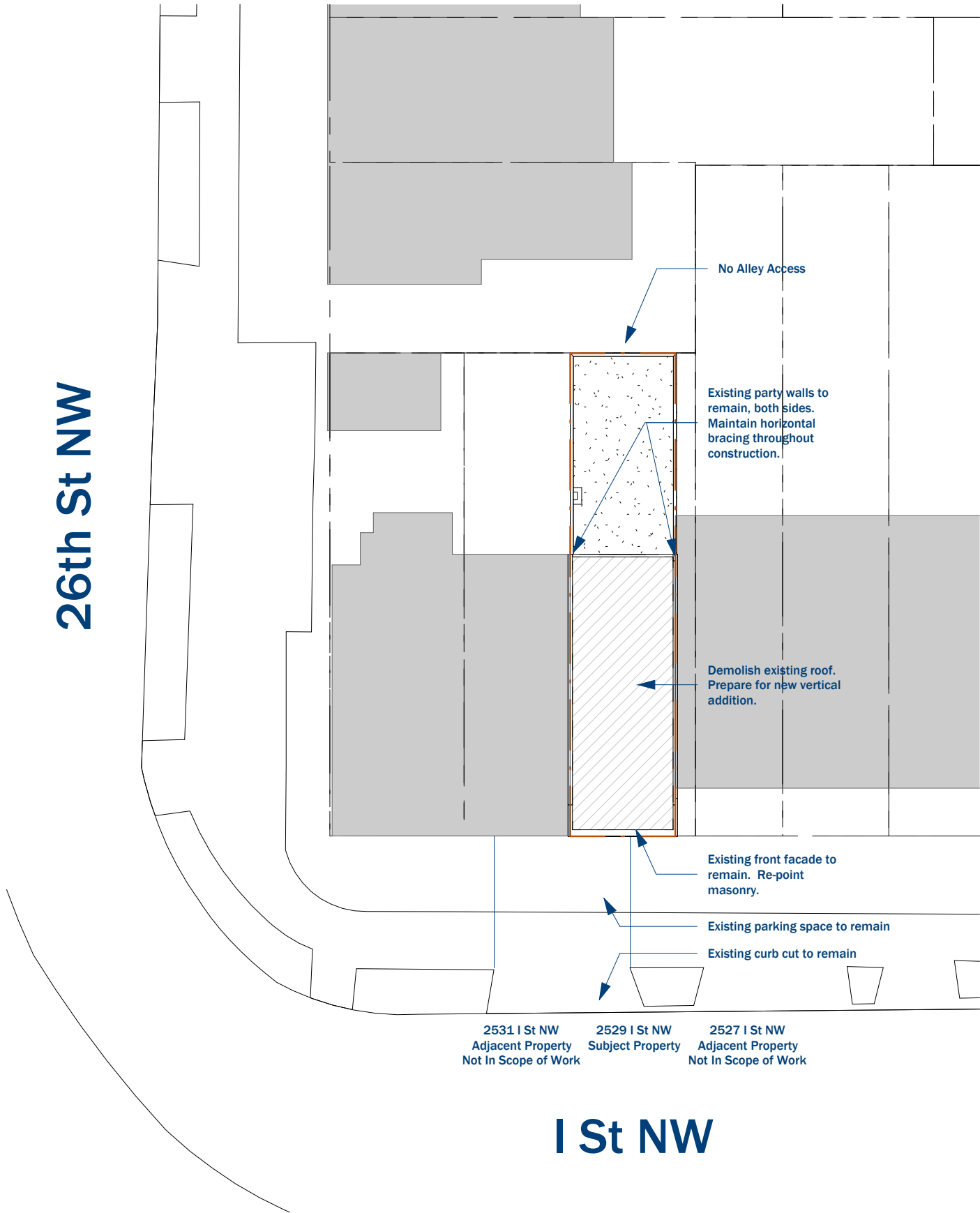


SCALE: 1:10

SQUARE 16



26th St NW

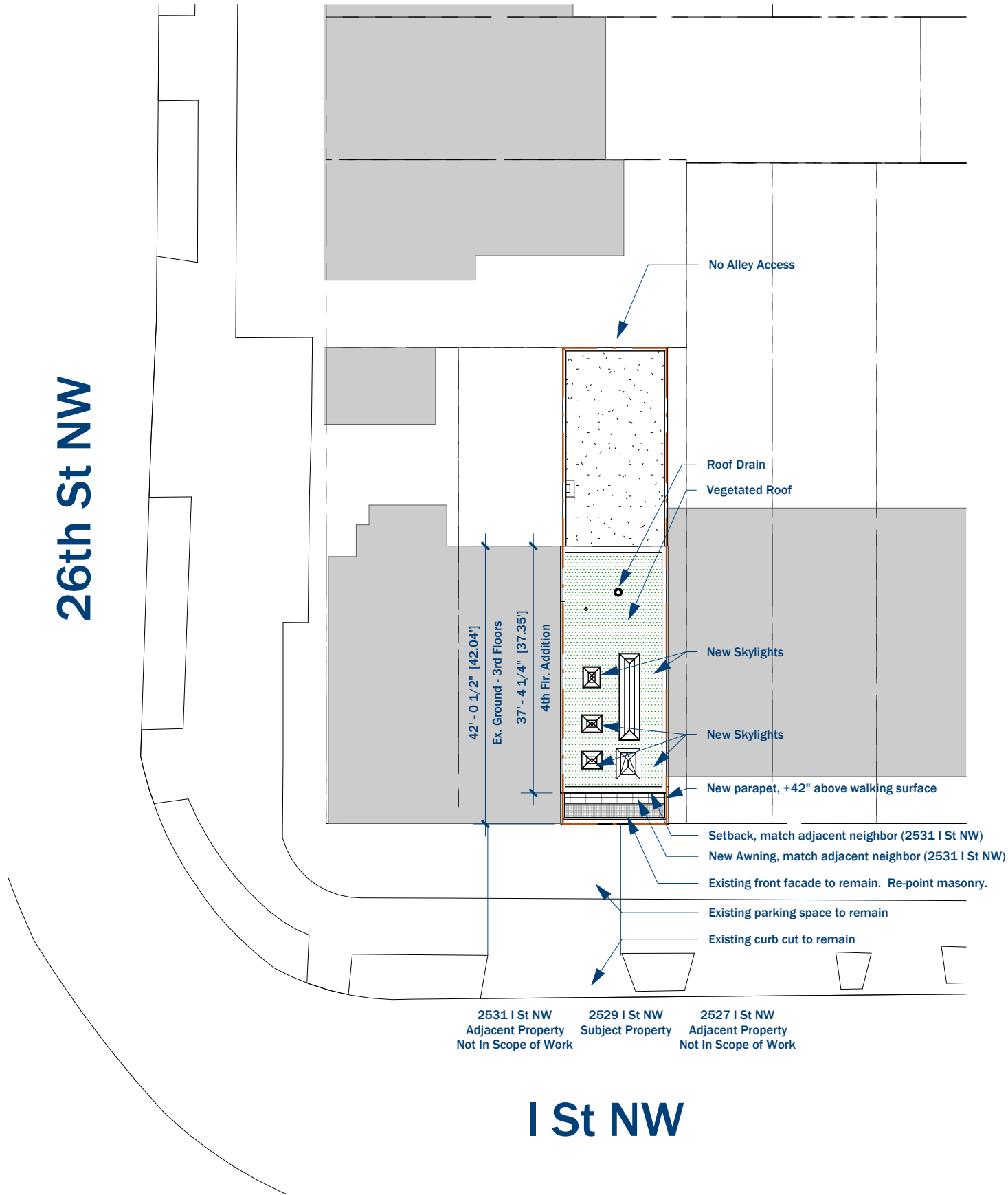


Site Plan: Demolition

0101
1" = 20'-0"



26th St NW



I St NW

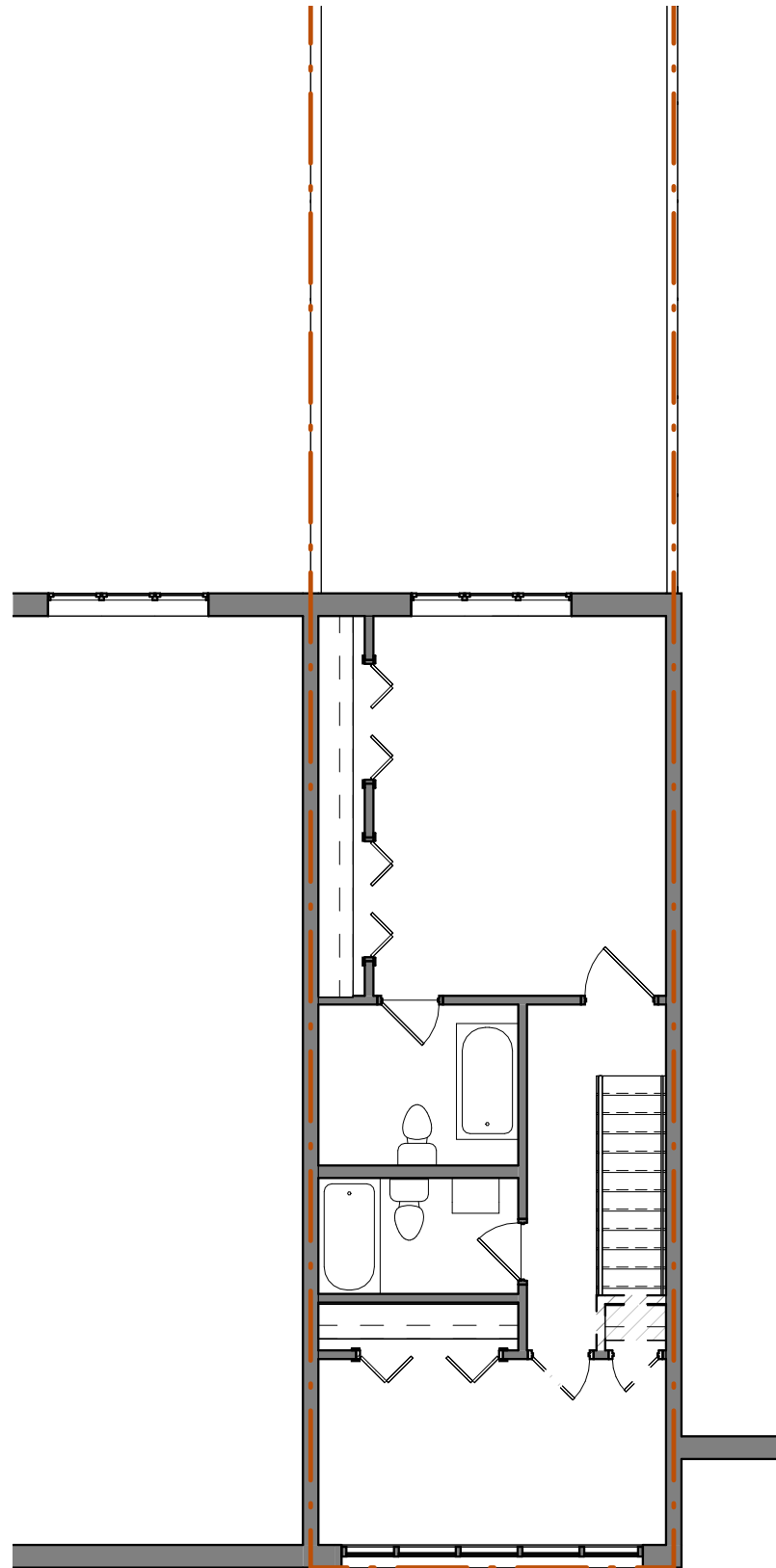
Site Plans
1 July 2026



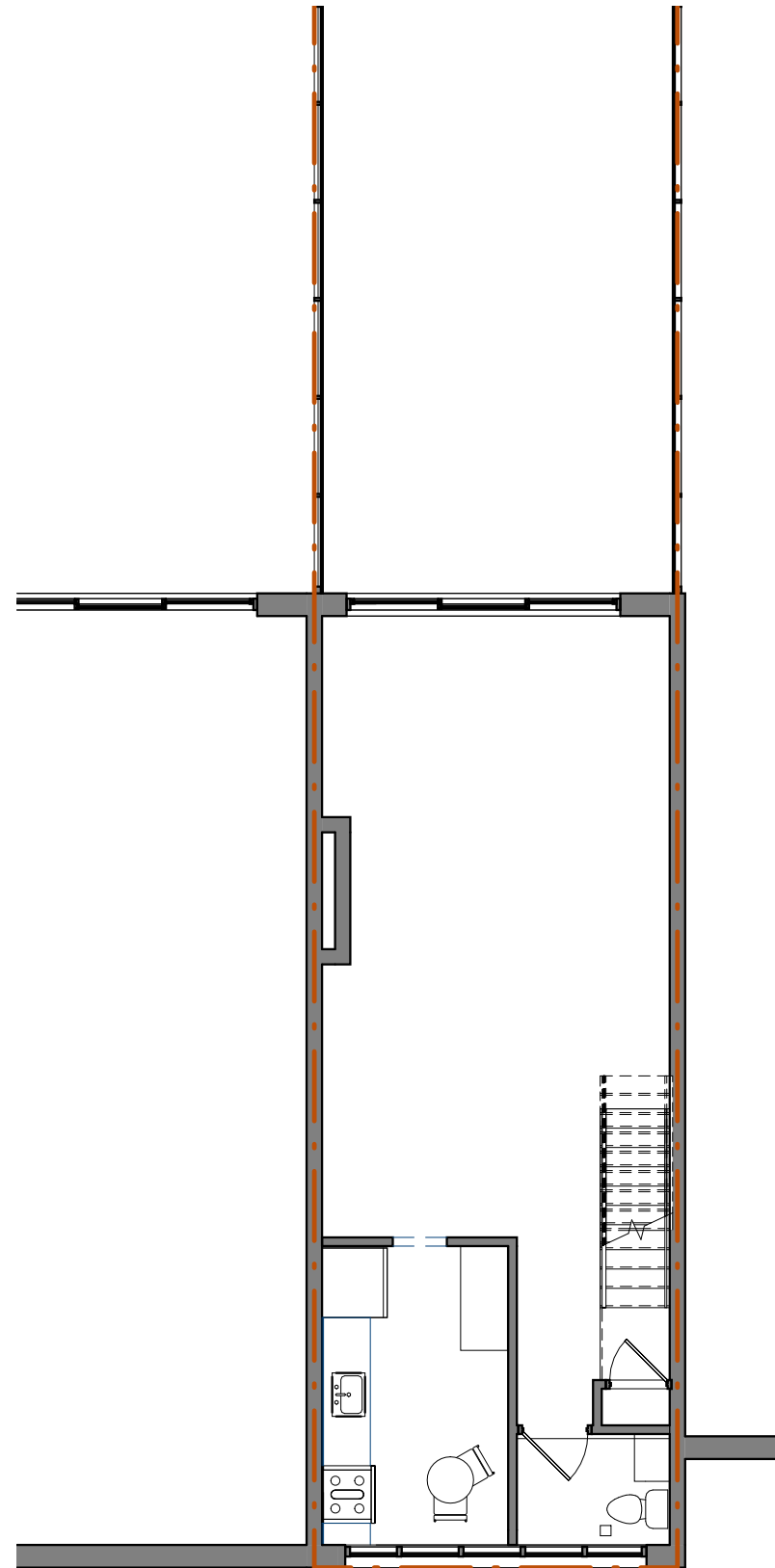
Circle Square Cross

4th Floor Addition

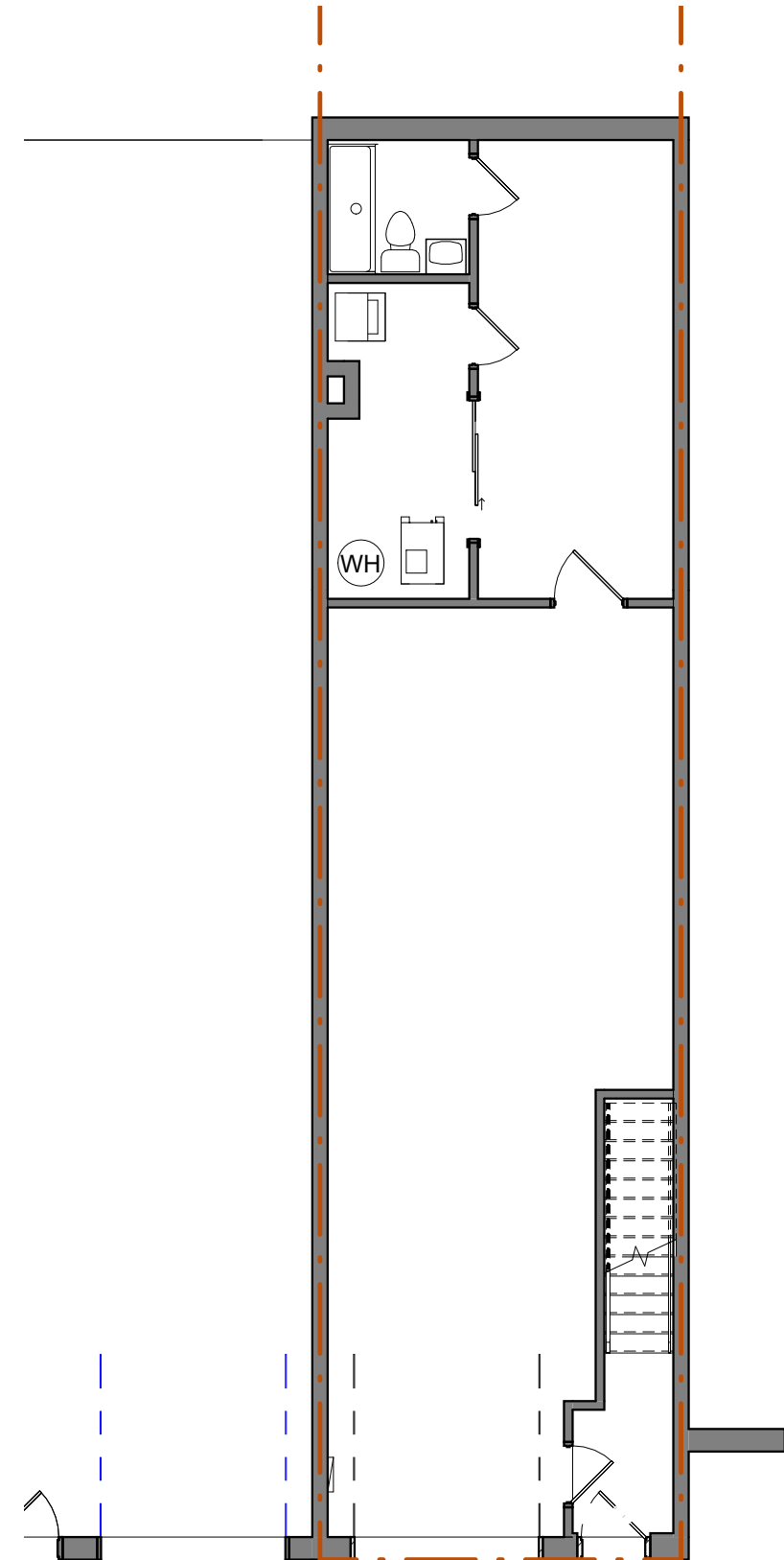
Zoning / HPRB (Pre-Design)



Existing - 3rd Floor



Existing - 2nd Floor



Existing - Ground Floor

0201

1/8" = 1'-0"

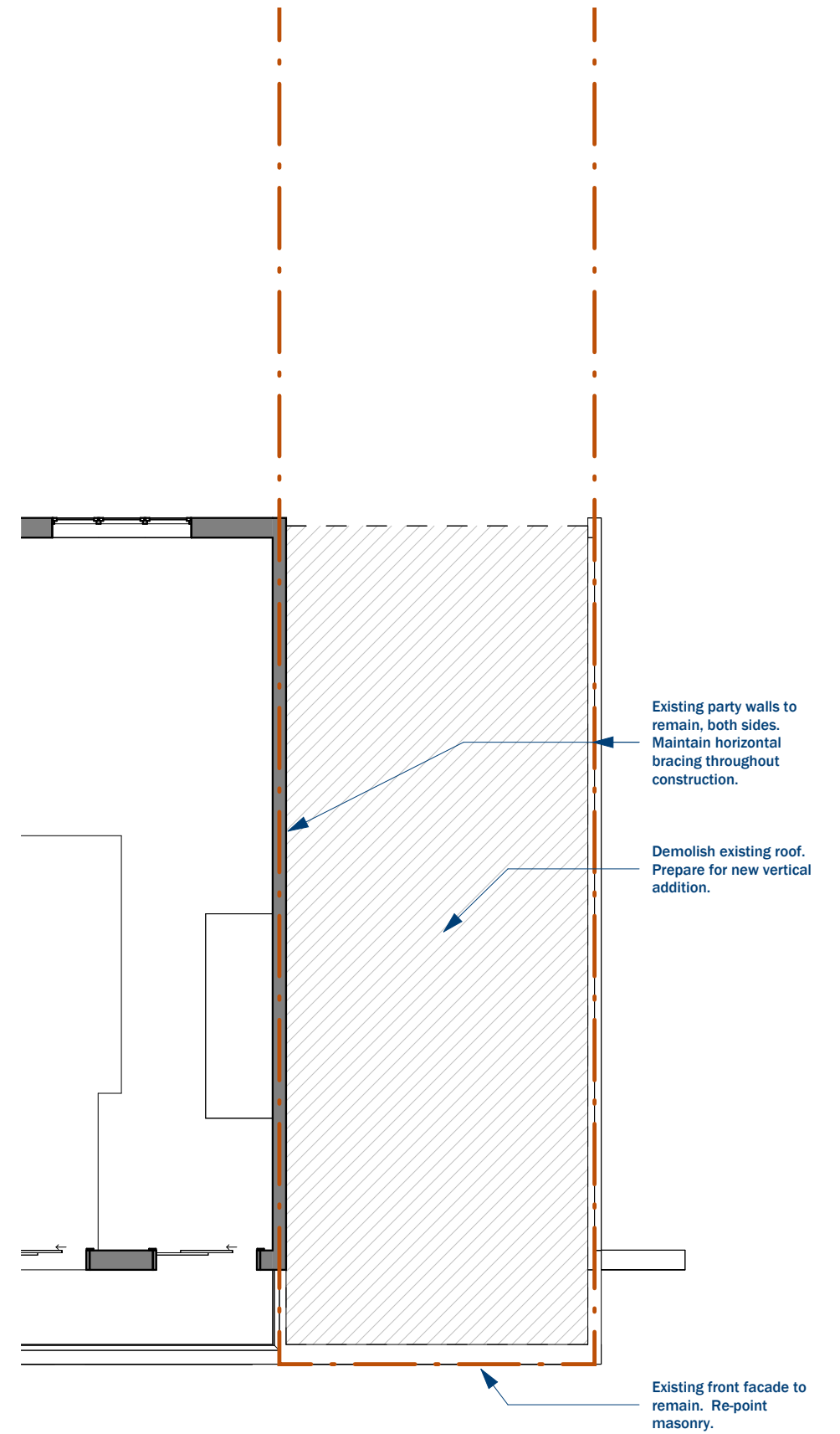
Demolition Plans

1 July 2026



4th Floor Addition
Zoning / HPRB (Pre-Design)

Circle Square Cross



Demolition - Existing Roof

Demolition Plans

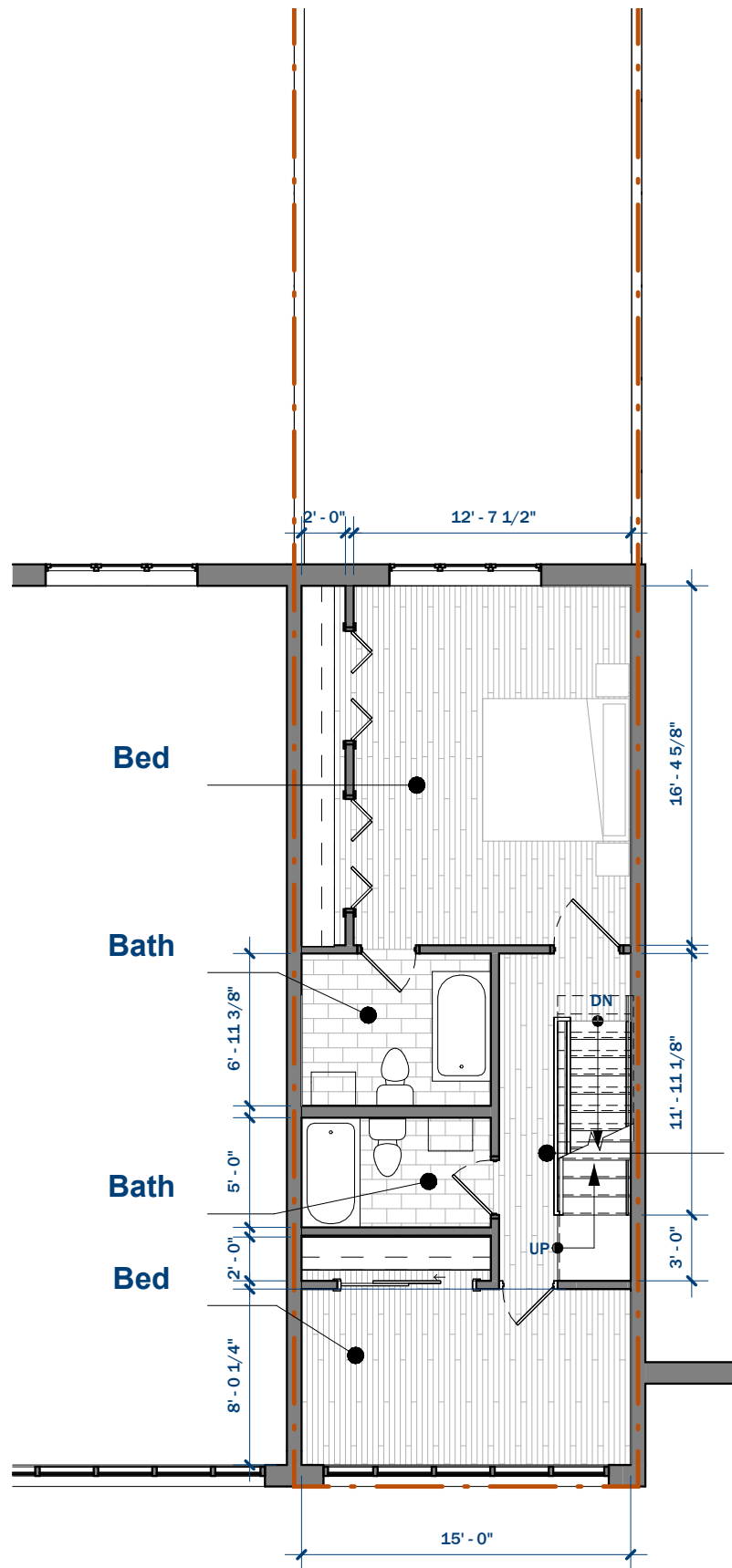
1 July 2026



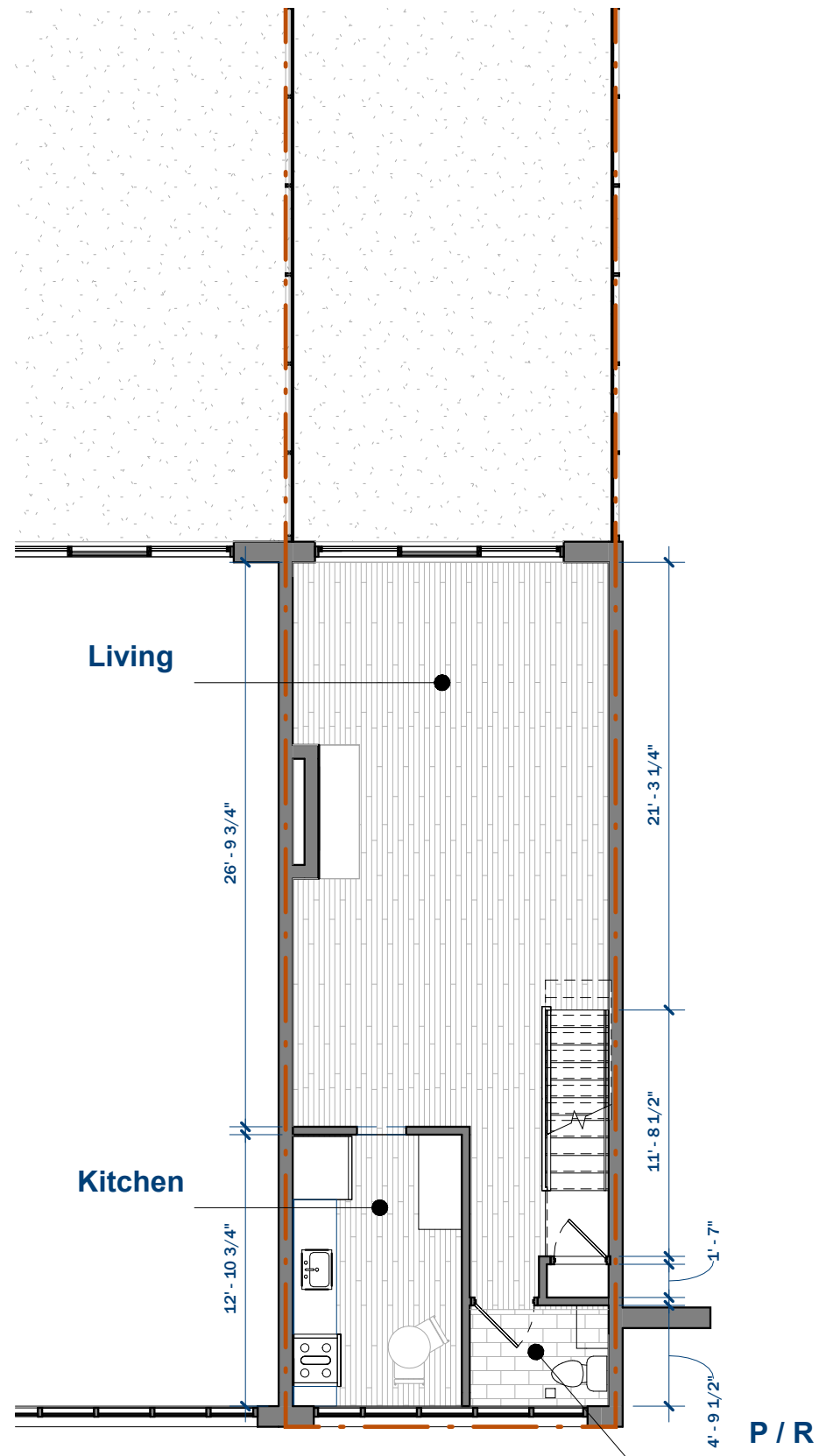
Circle Square Cross

4th Floor Addition

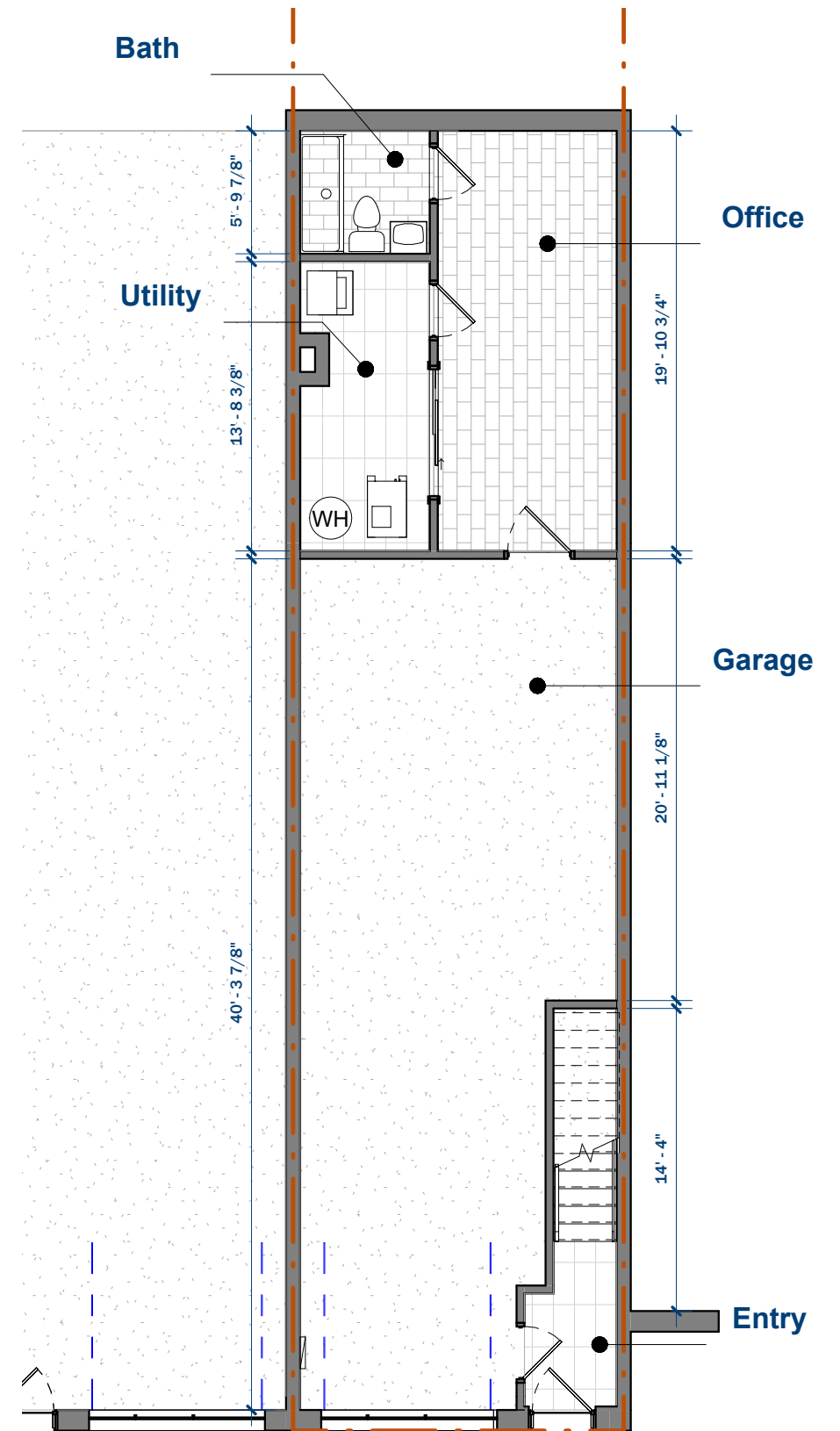
Zoning / HPRB (Pre-Design)



No Change - 3rd Floor

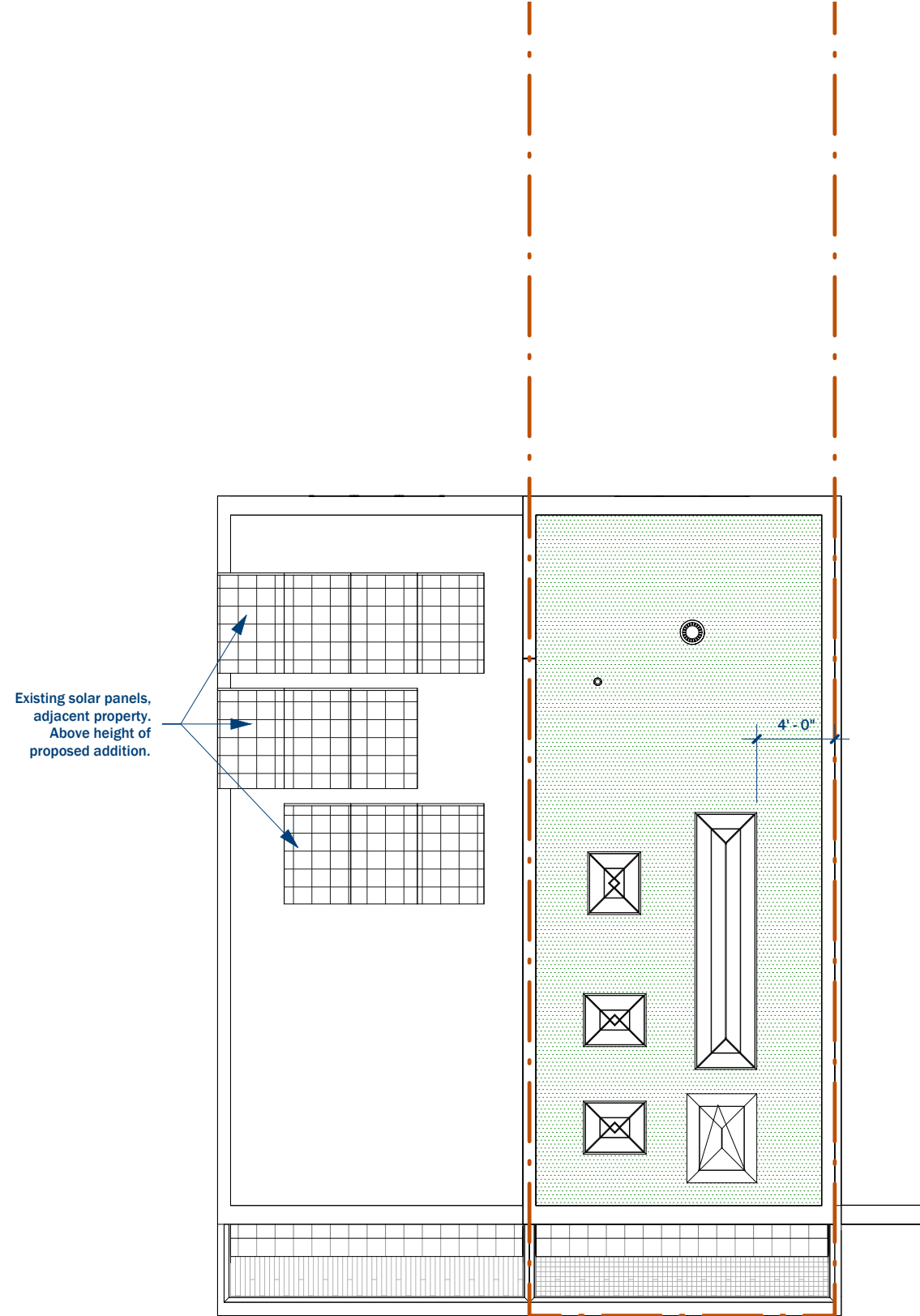


No Change - 2nd Floor

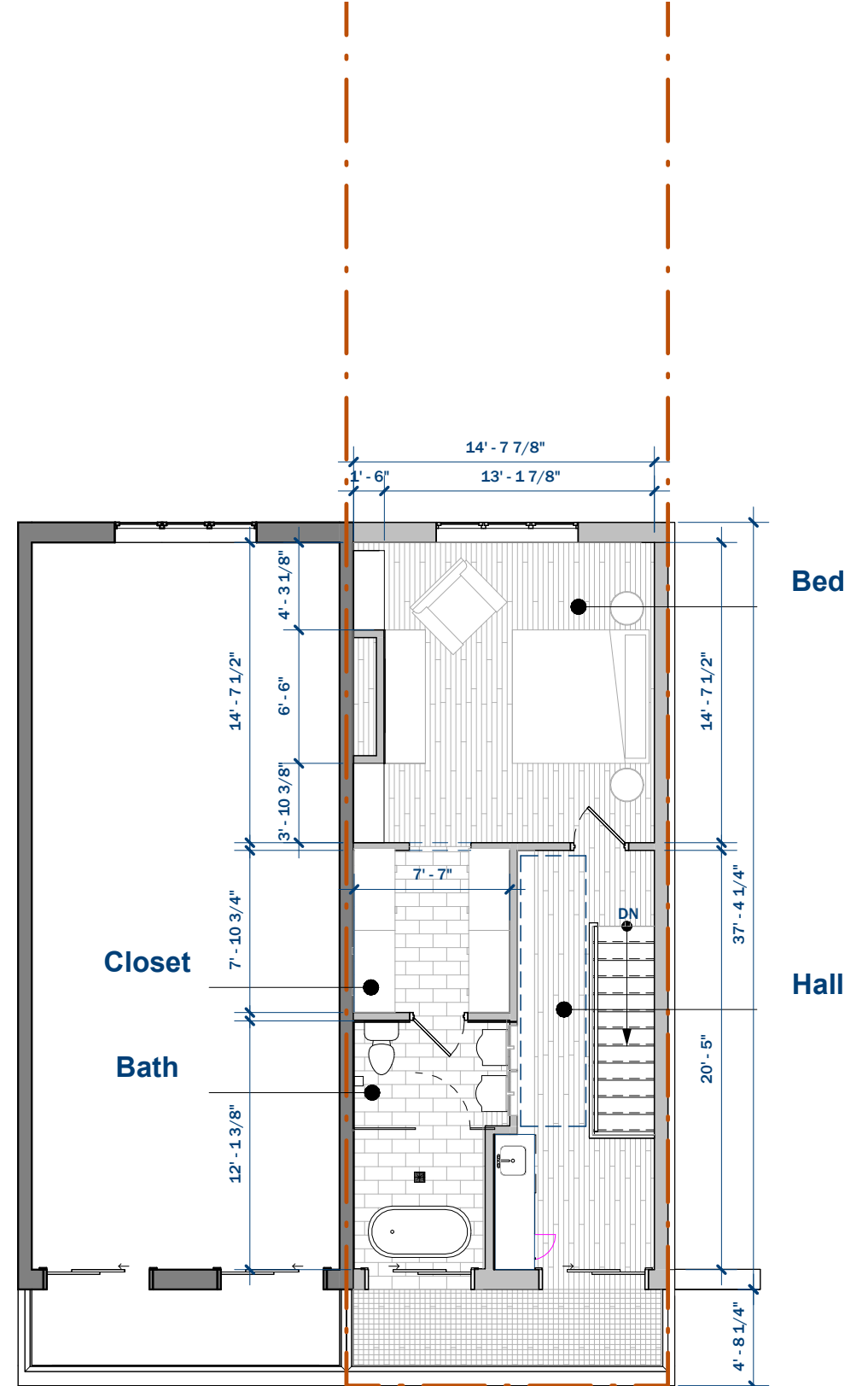


No Change - Ground Floor



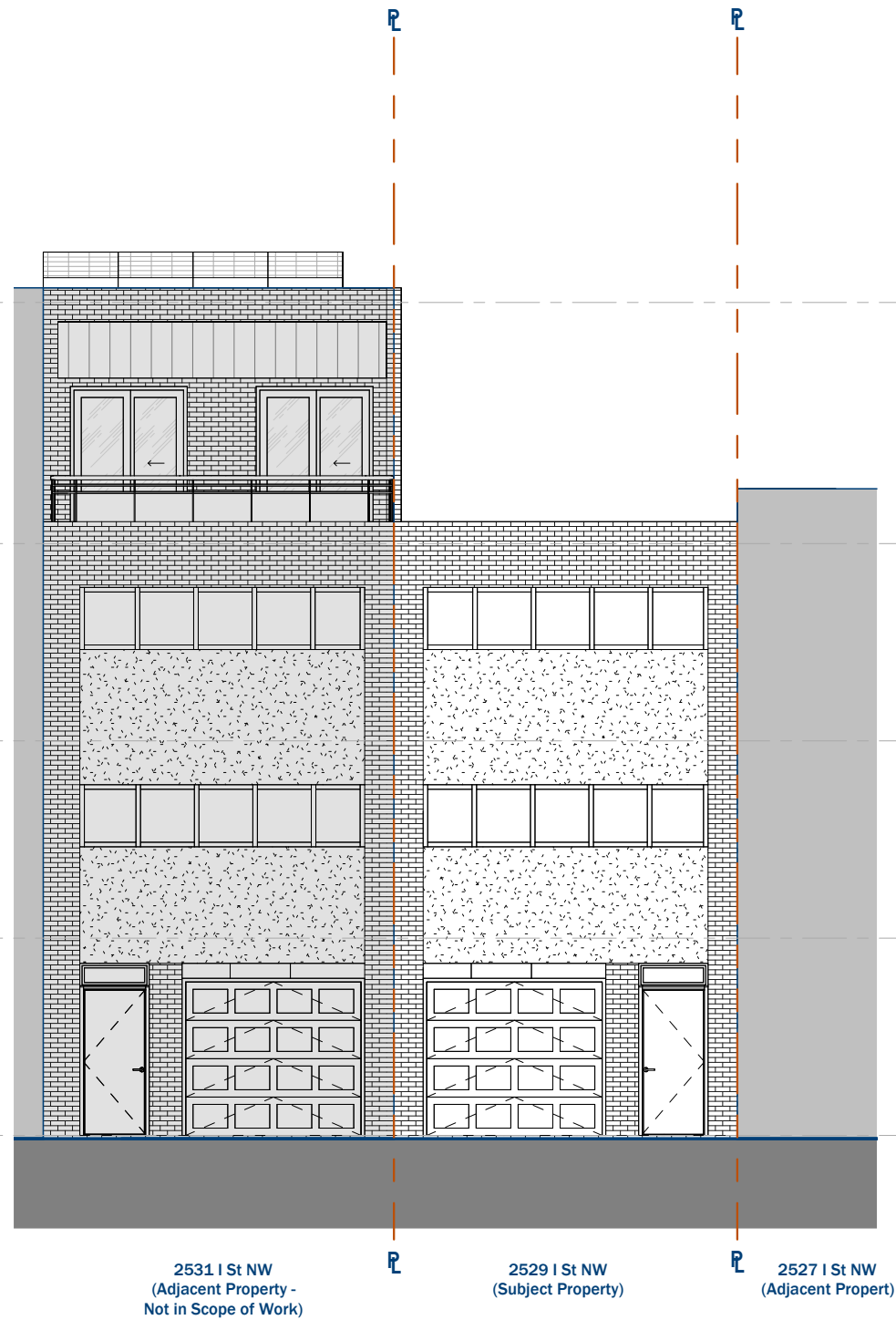


Proposed Roof

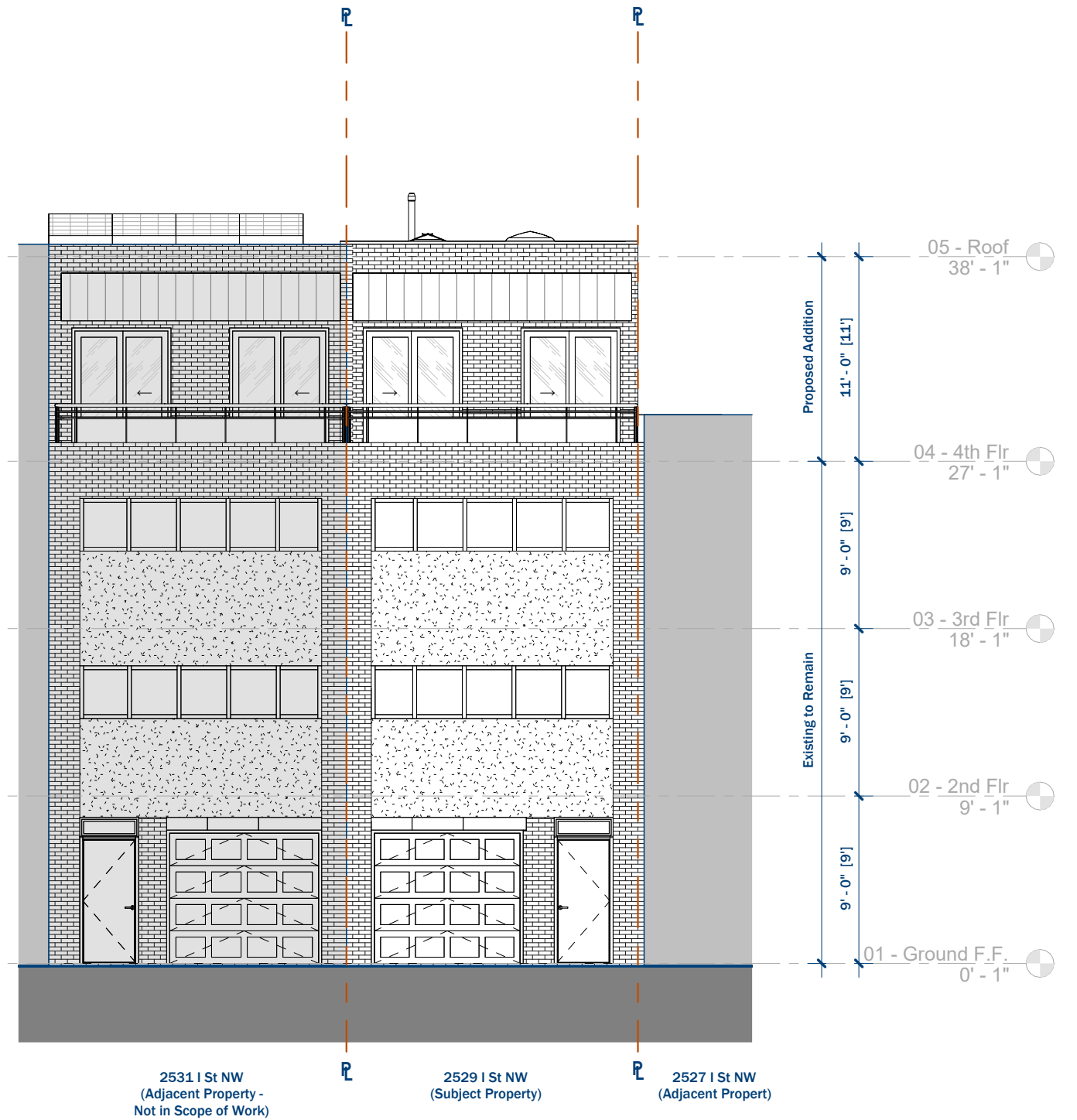


Proposed 4th Floor





Front - Existing



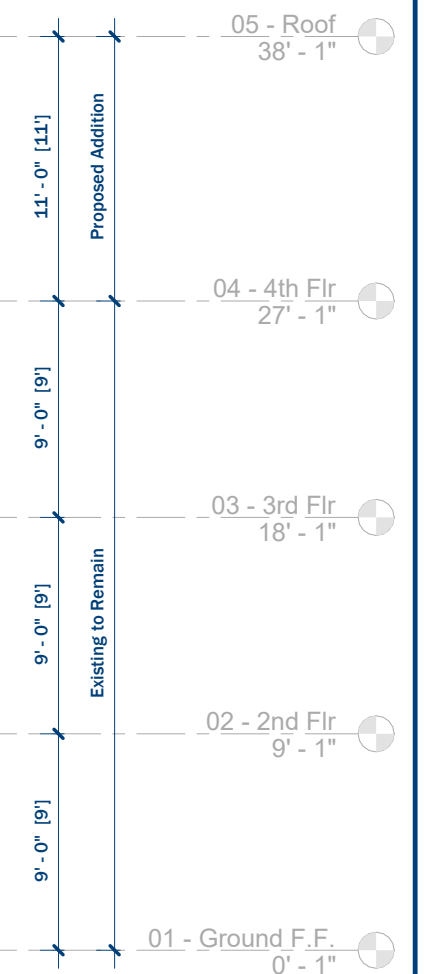
Front - Proposed



Rear - Existing



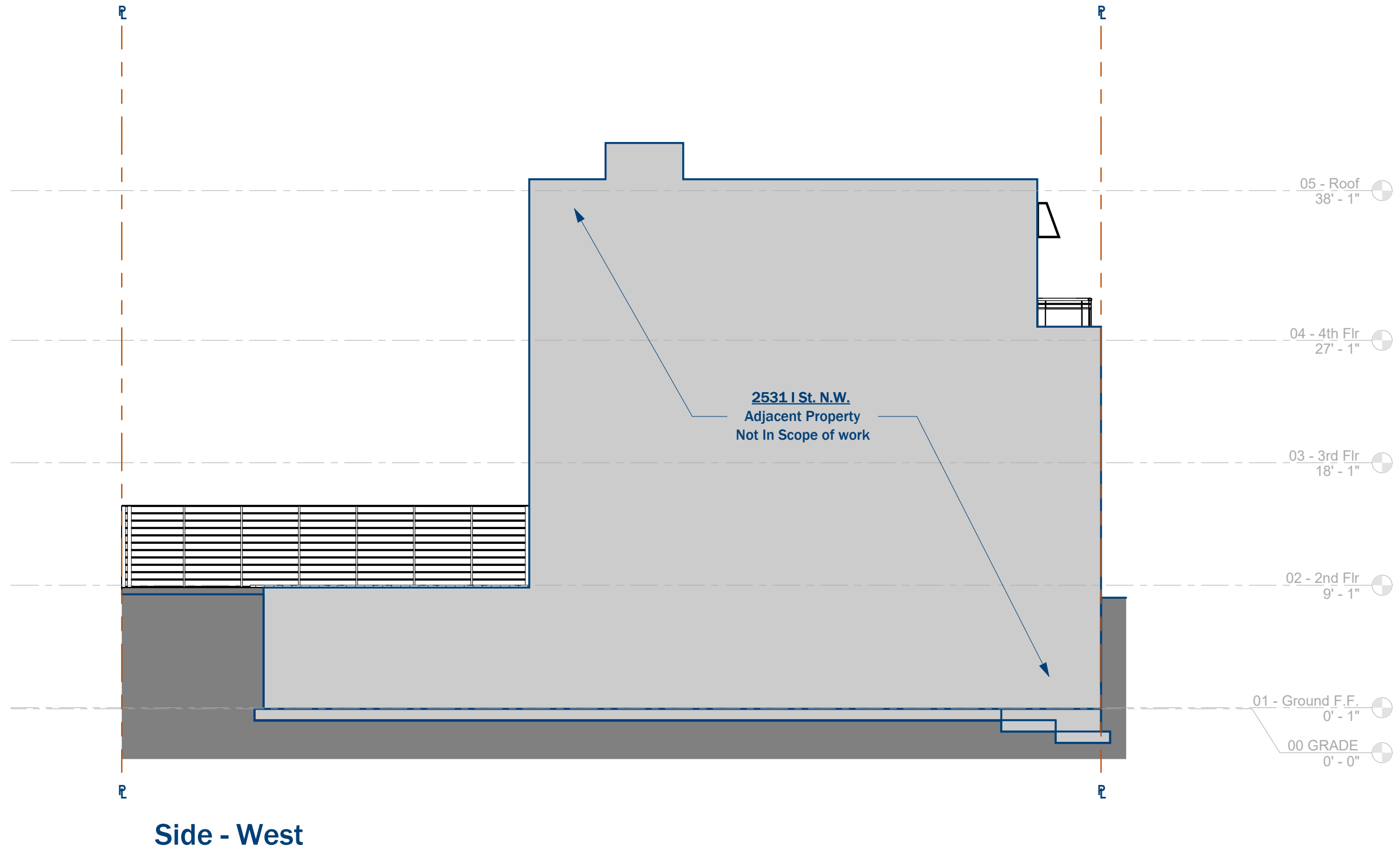
Rear - Proposed

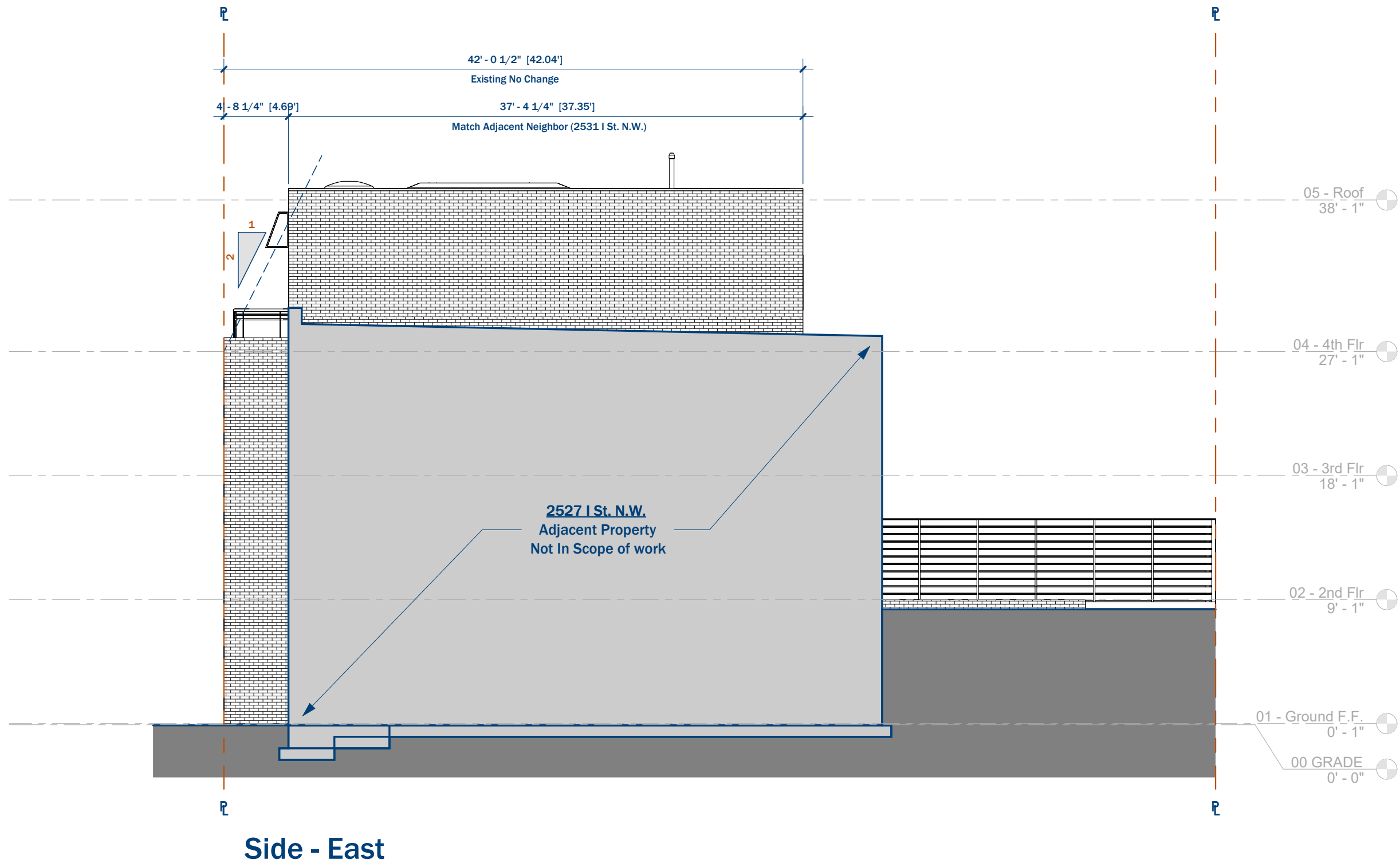


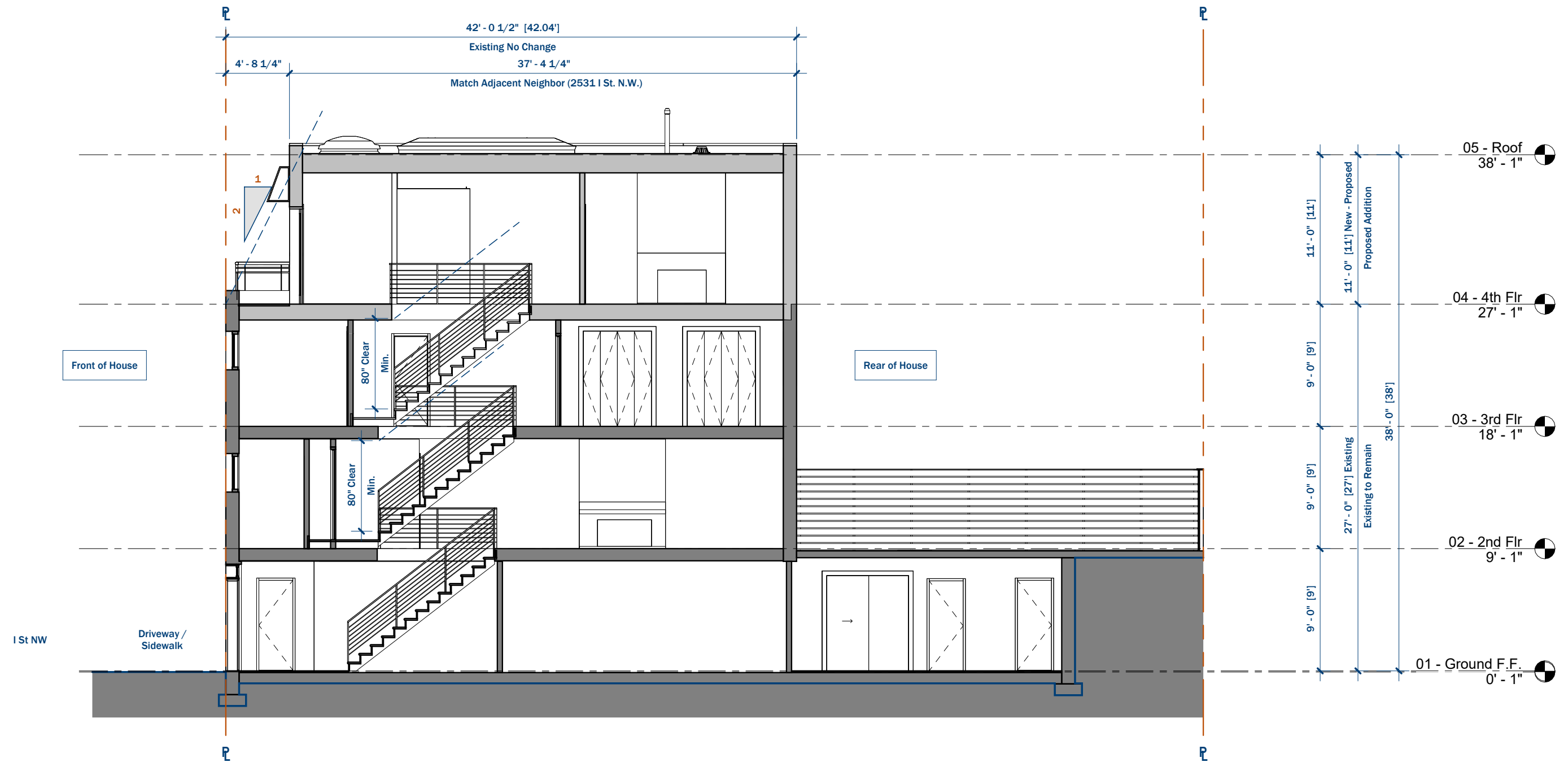
Circle Square Cross

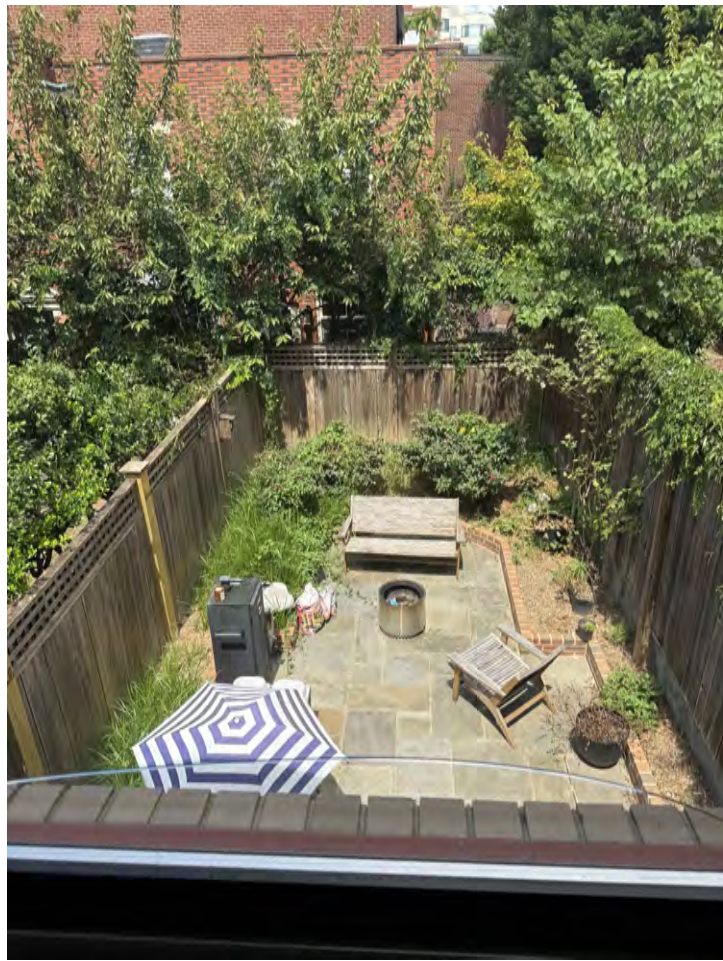
4th Floor Addition
Zoning / HPRB (Pre-Design)



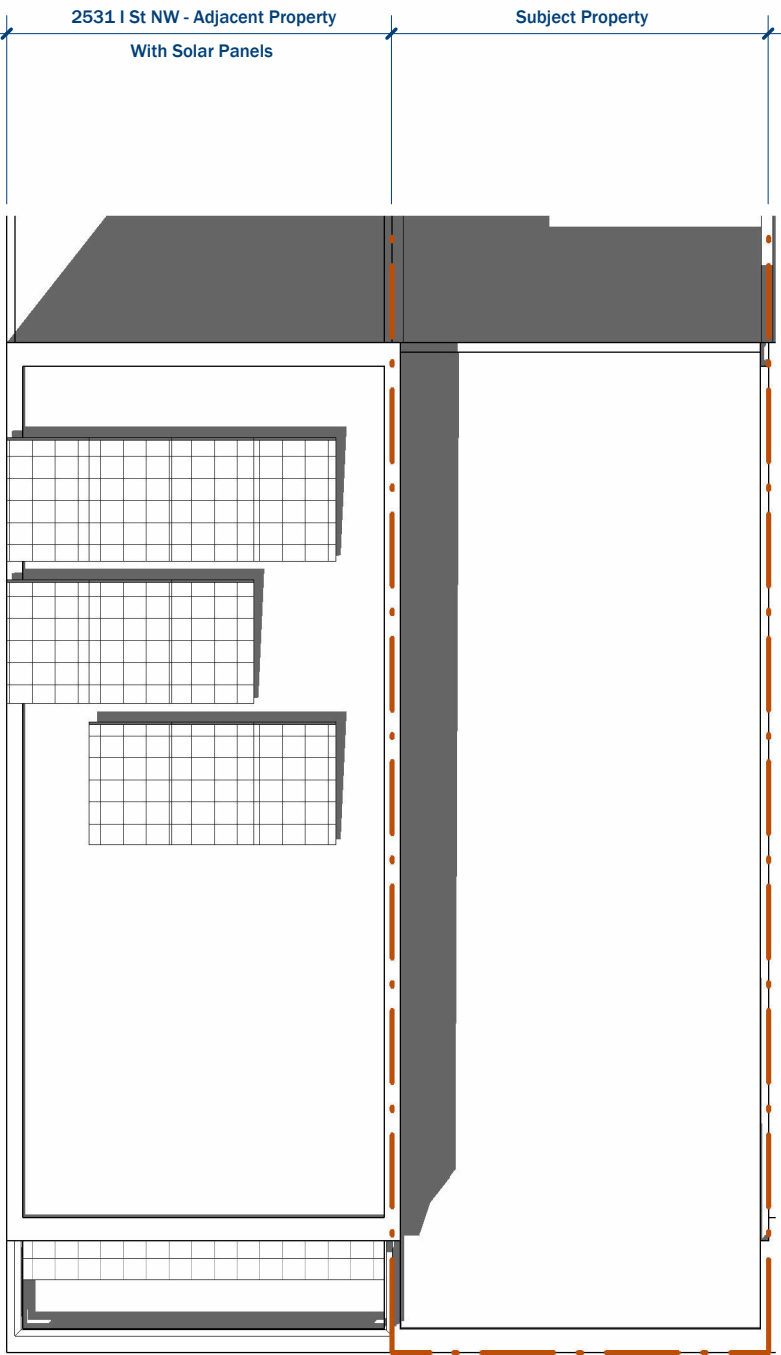




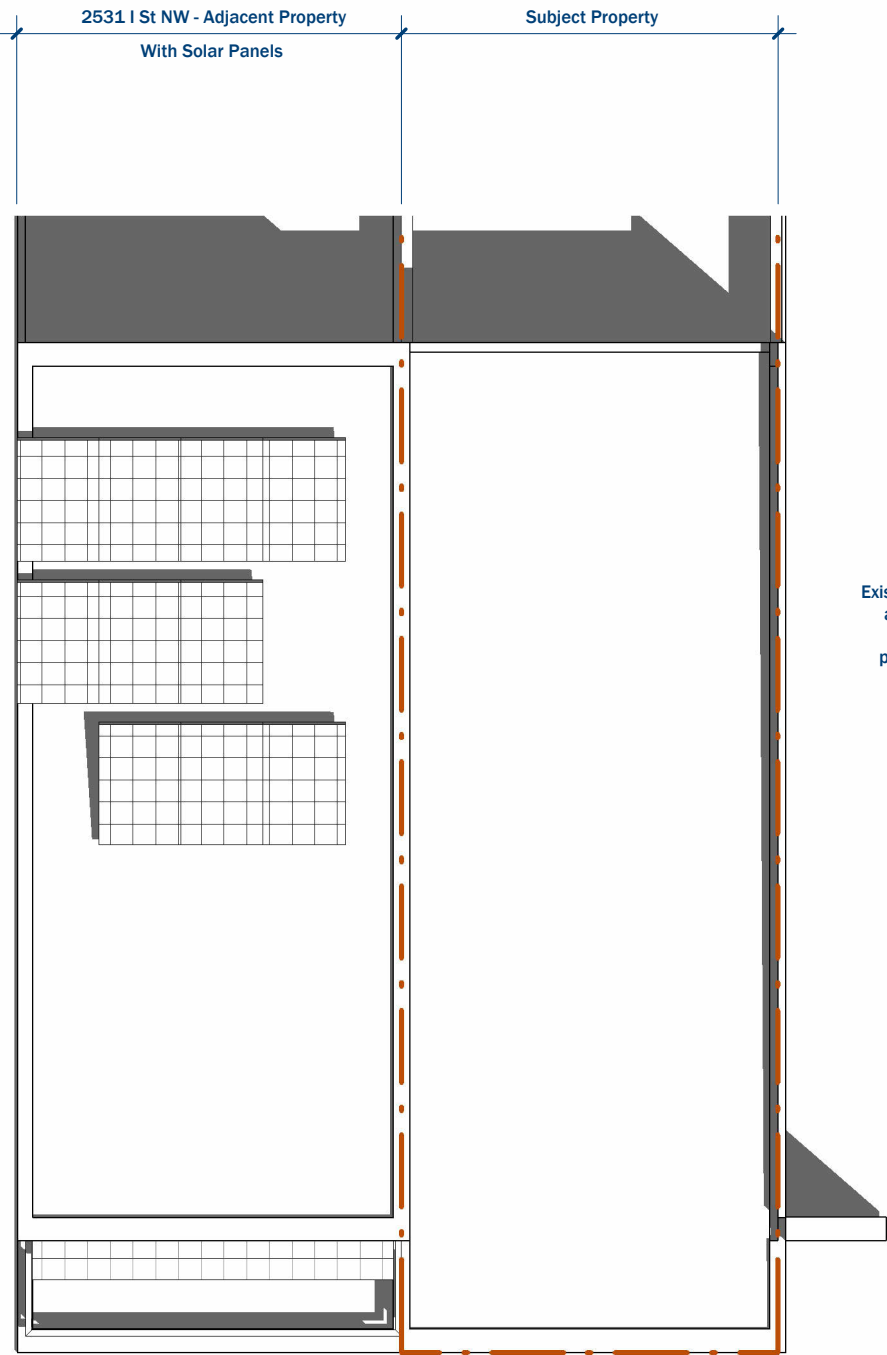




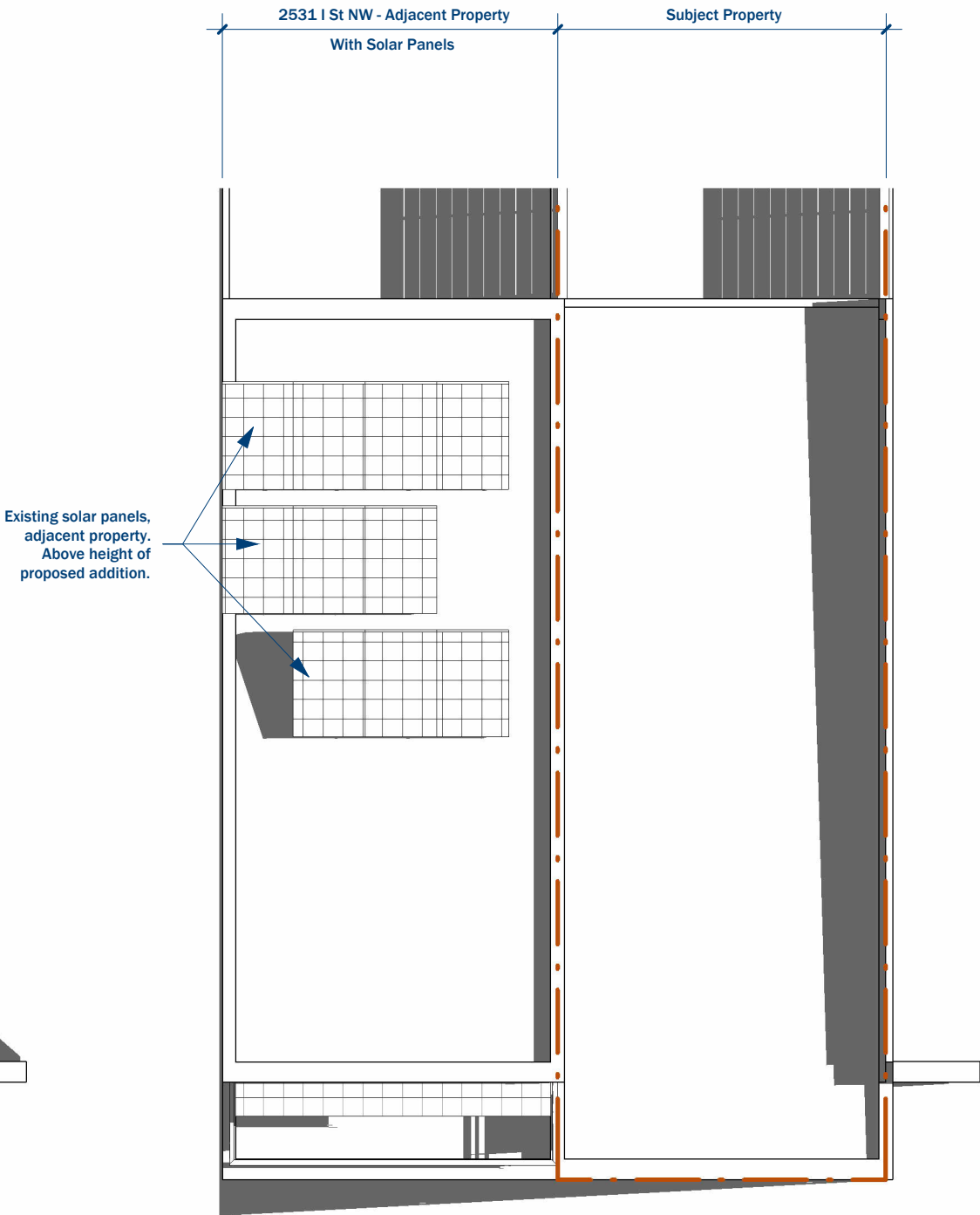
Comparative Solar Study demonstrates that no shadows will be cast on adjacent solar panels during summer months.



③ Existing - Summer S. - 1 PM
1/8" = 1'-0"



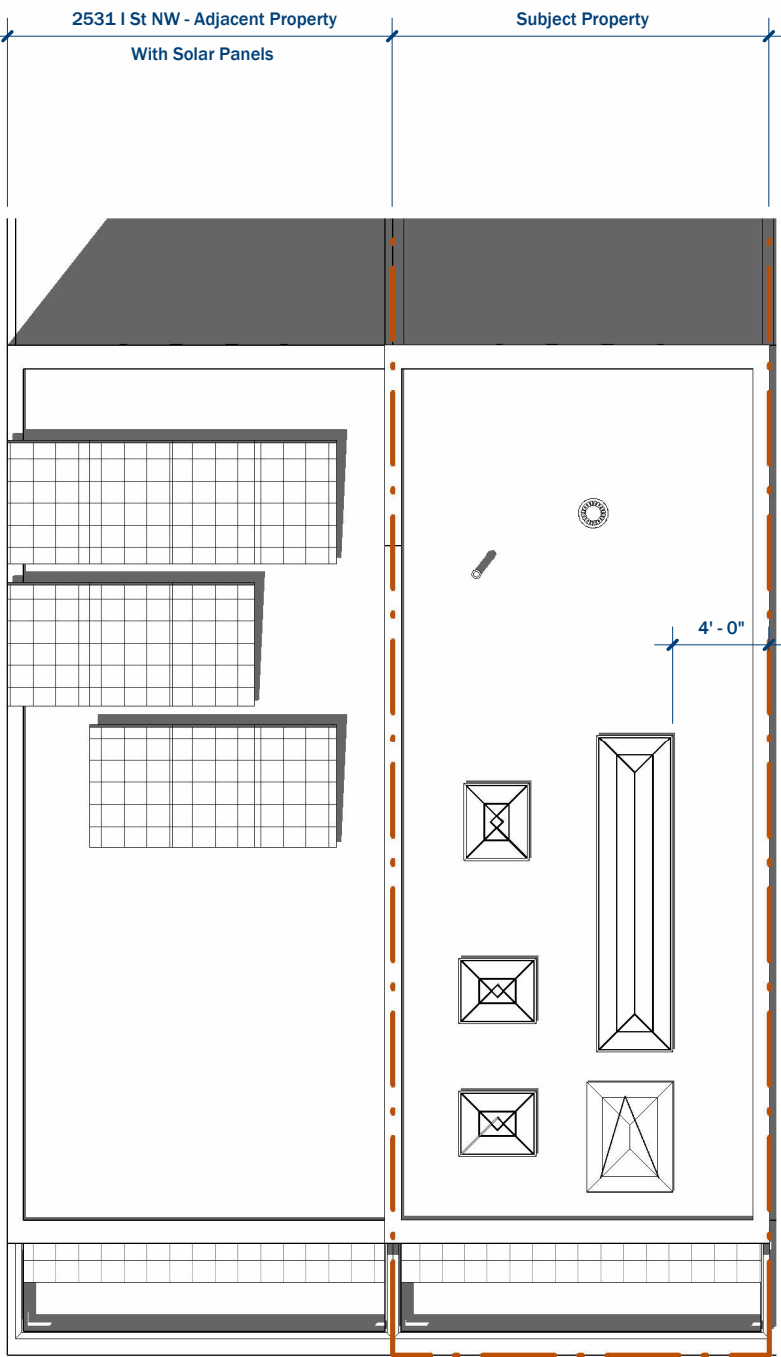
② Existing - Summer S. - 11 AM
1/8" = 1'-0"



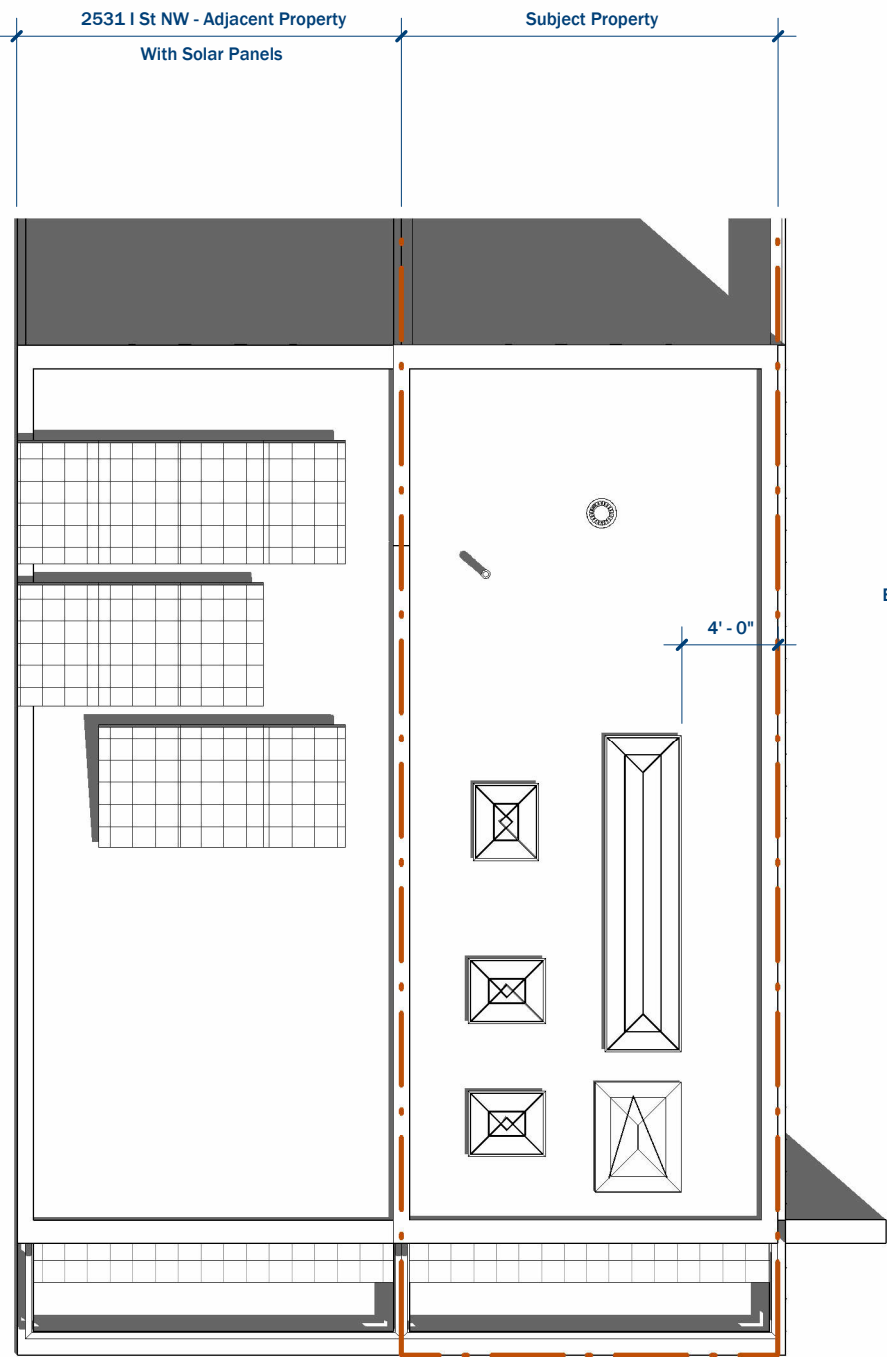
① Existing - Summer S. - 8 AM
1/8" = 1'-0"



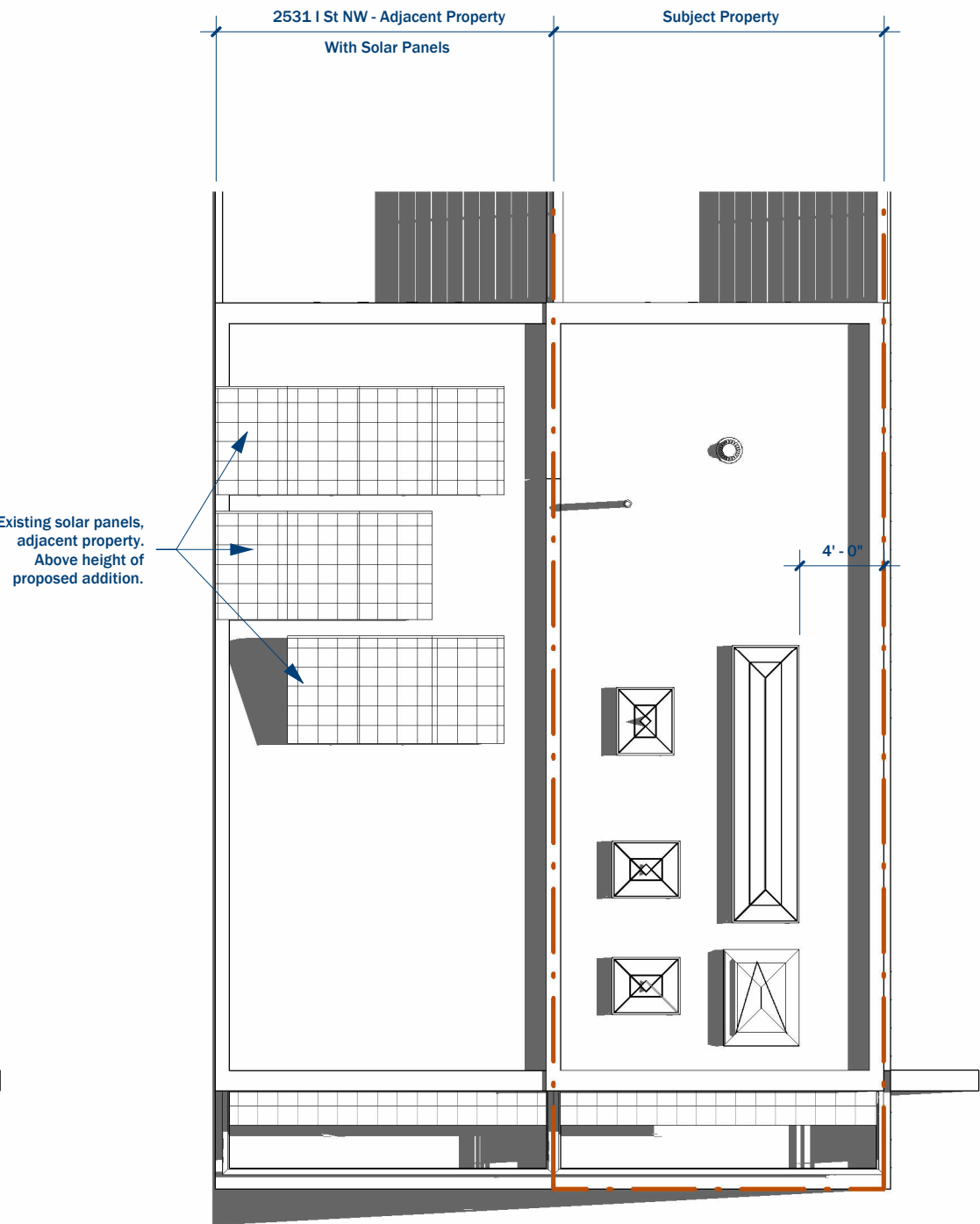
Comparative Solar Study demonstrates that no shadows will be cast on adjacent solar panels during summer months.



③ Proposed - Summer S. - 1 PM
1/8" = 1'-0"



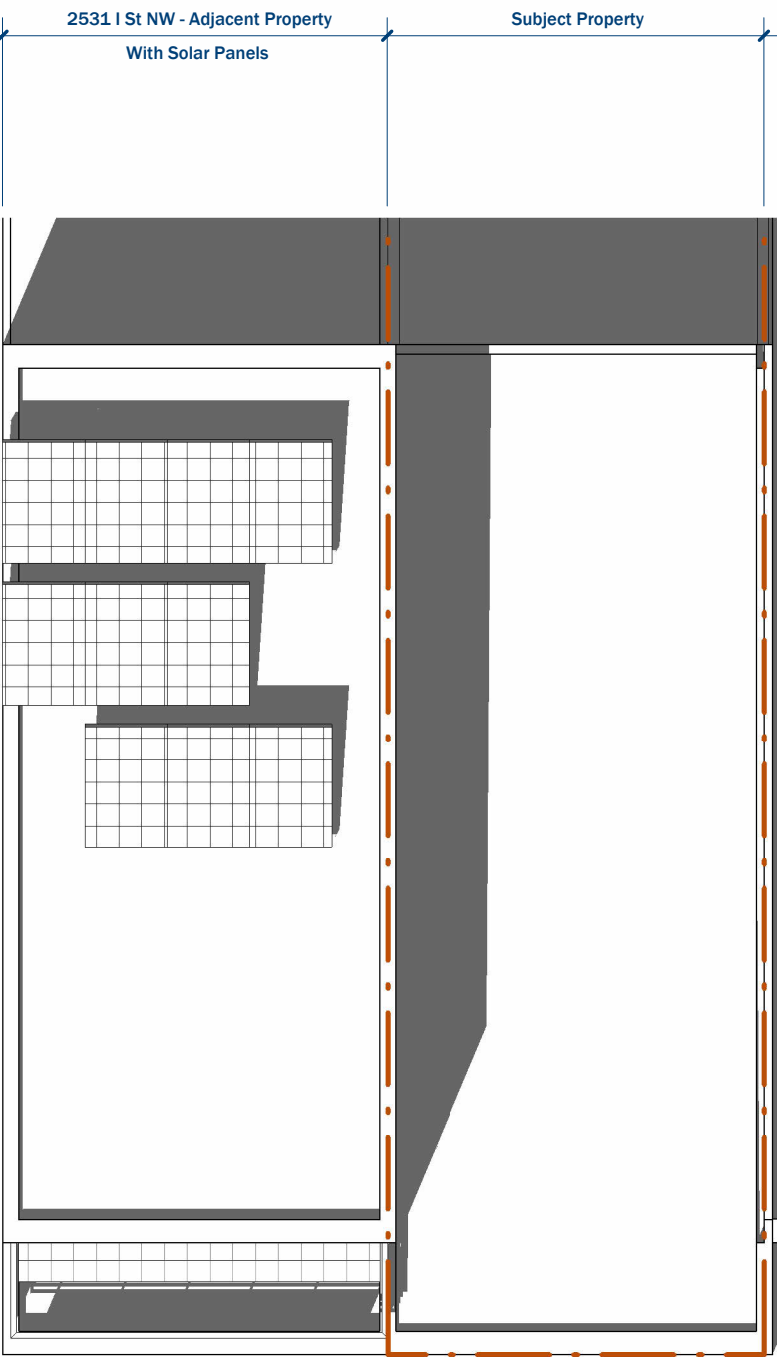
② Proposed - Summer S. - 11 AM
1/8" = 1'-0"



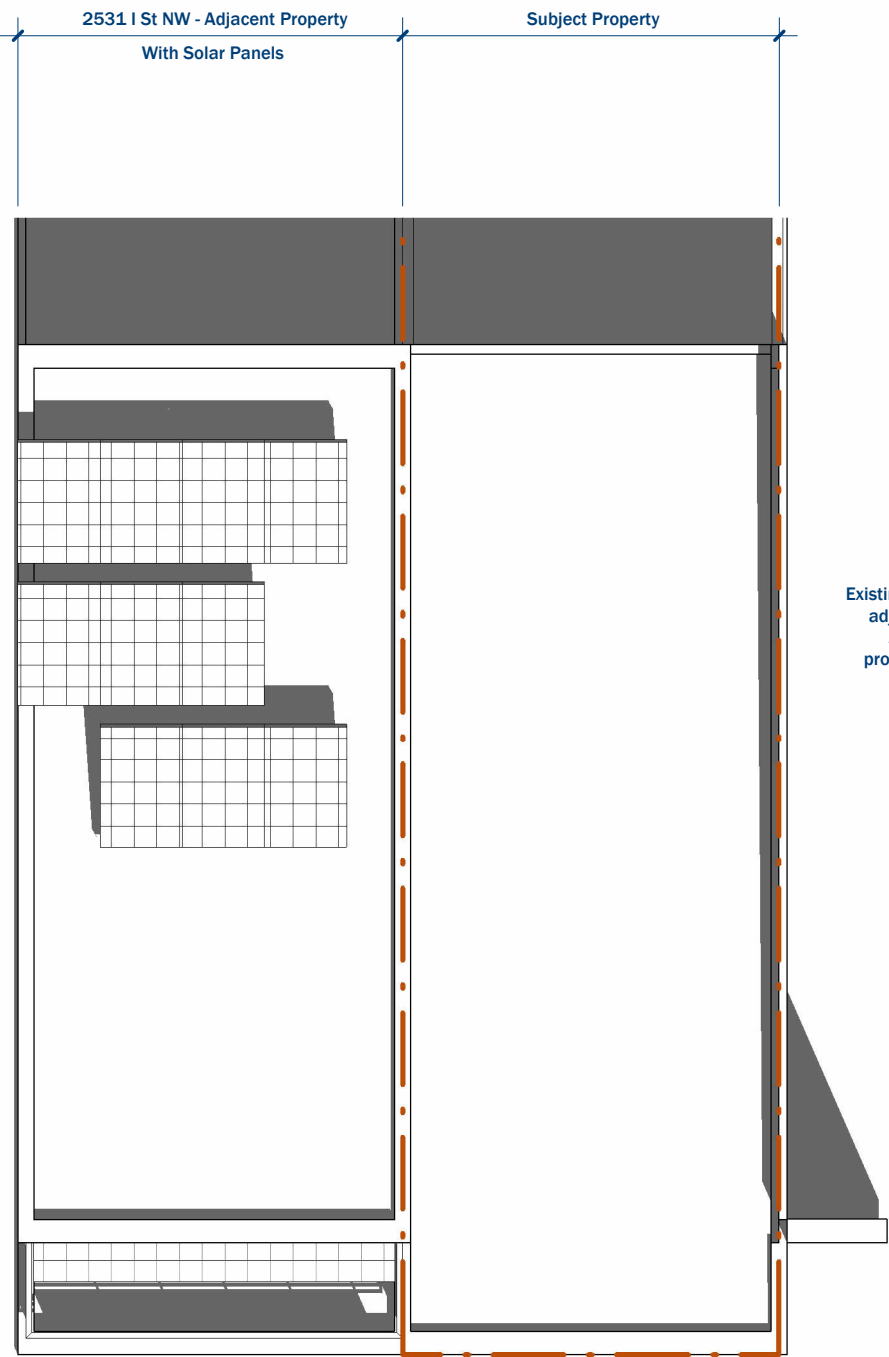
① Proposed - Summer S. - 8 AM
1/8" = 1'-0"



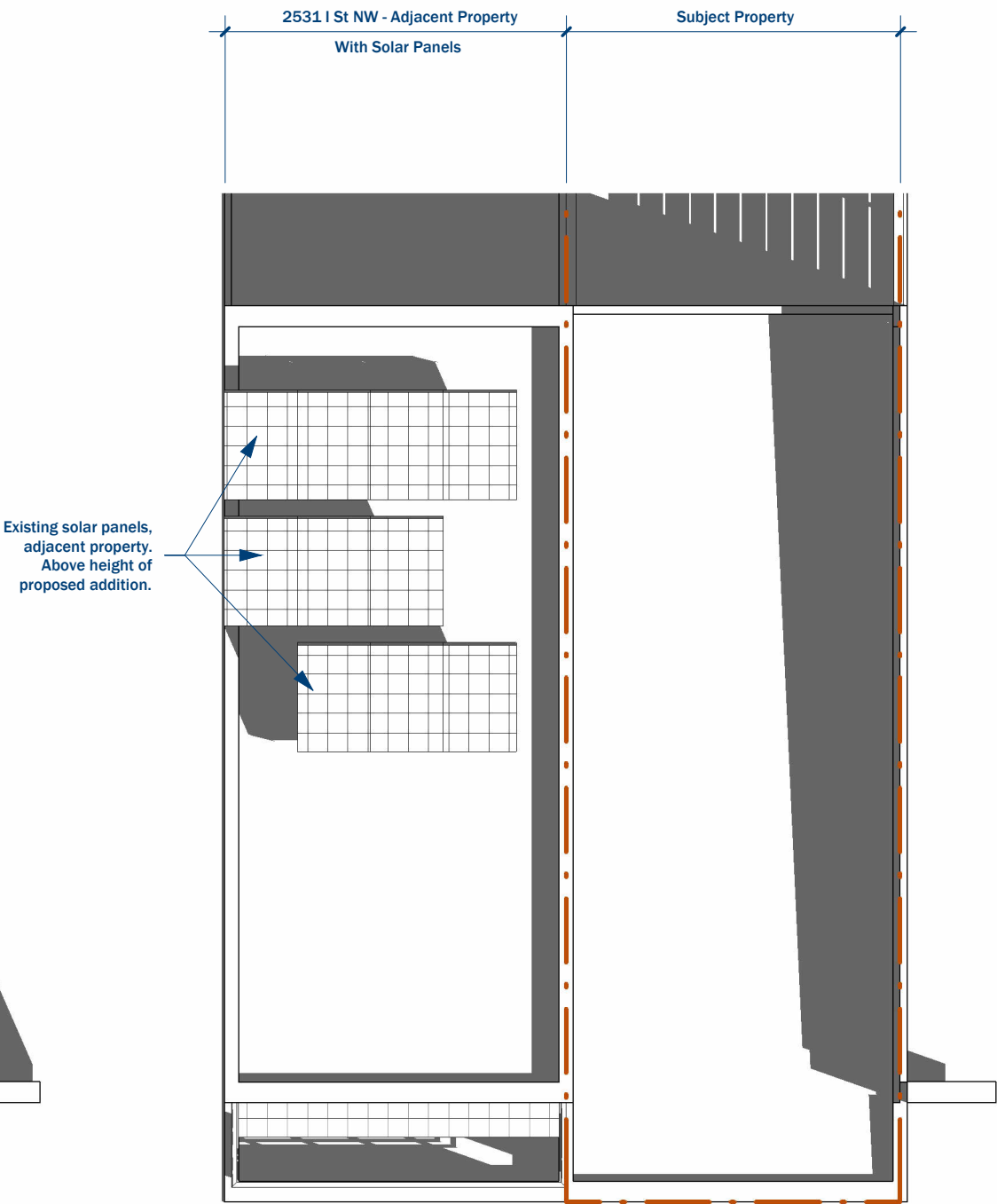
Comparative Solar Study demonstrates that no shadows will be cast on adjacent solar panels during Equinox.



③ Existing - Equinox - 1 PM
1/8" = 1'-0"



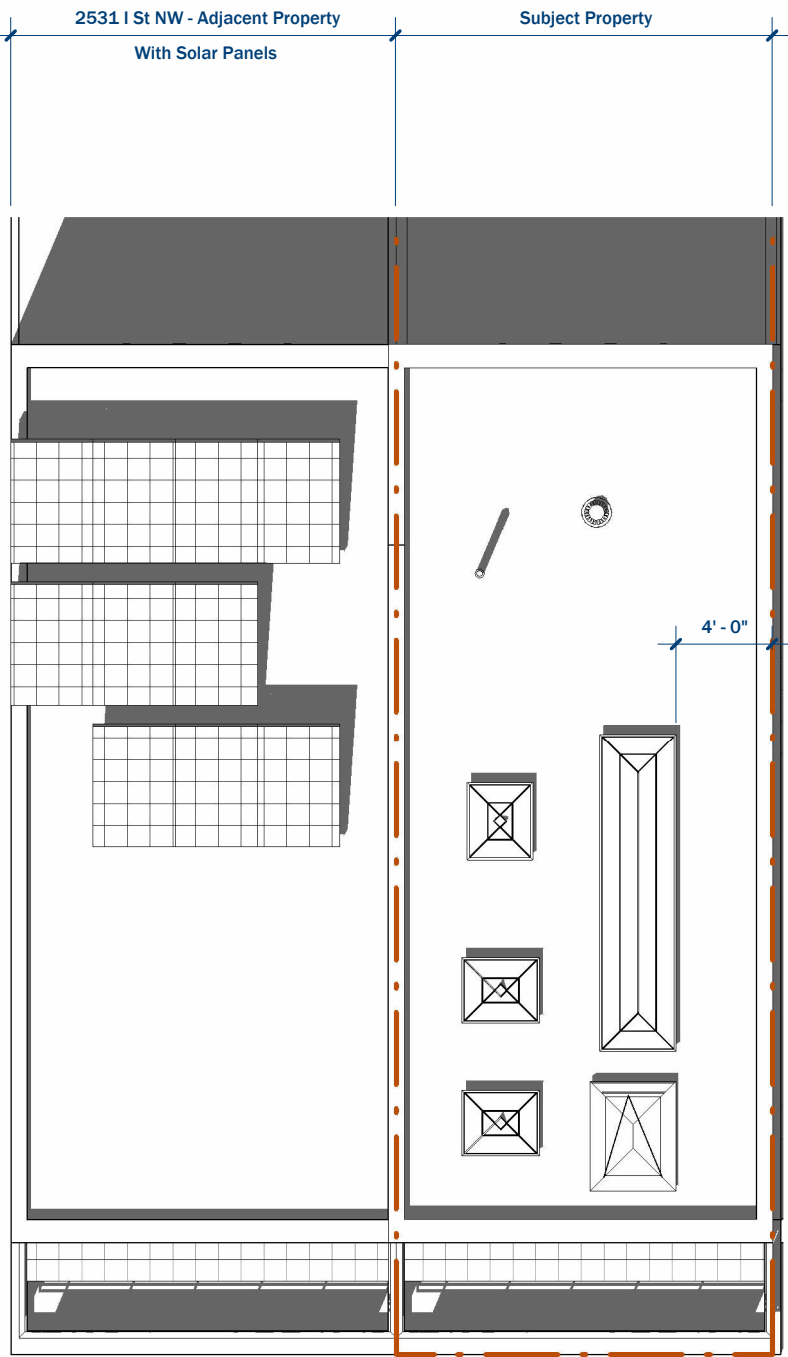
② Existing - Equinox - 11 AM
1/8" = 1'-0"



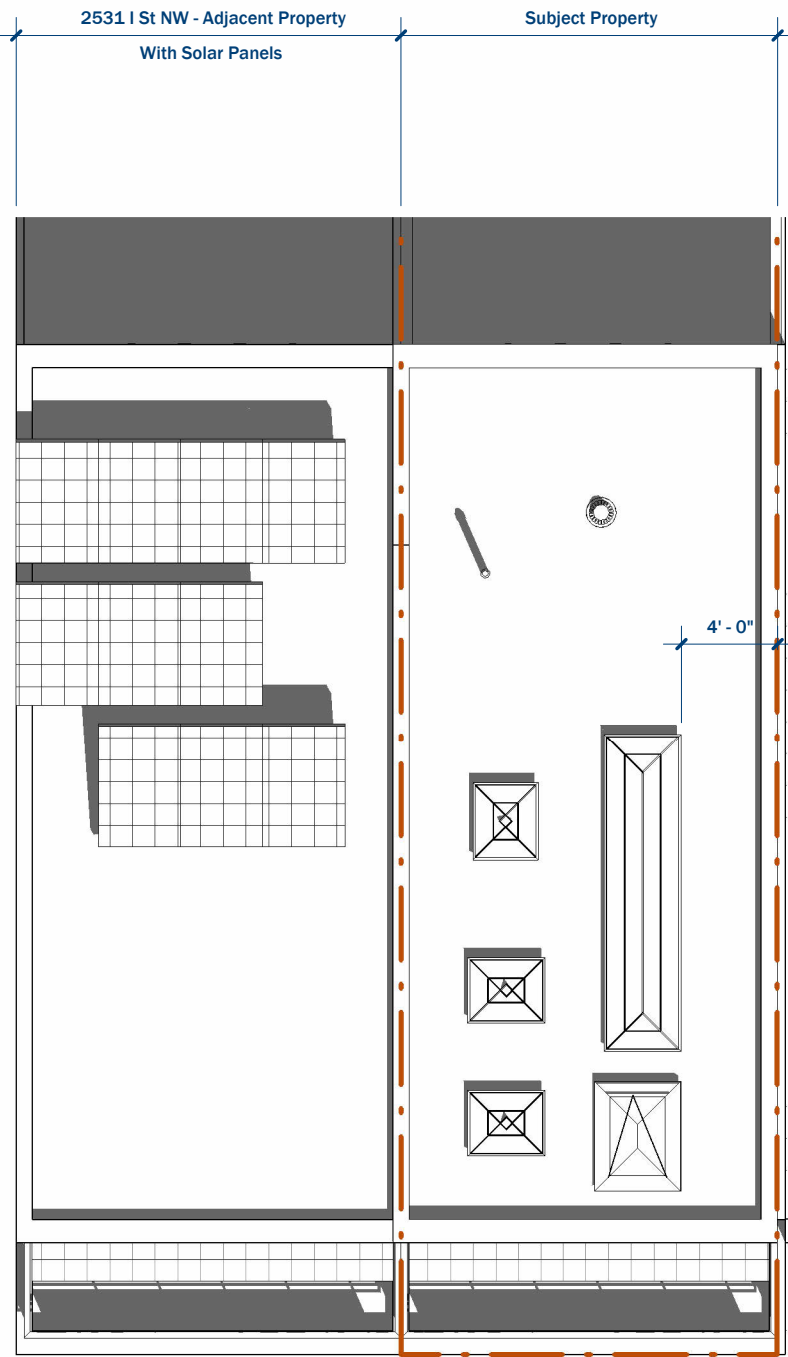
① Existing - Equinox - 8 AM
1/8" = 1'-0"



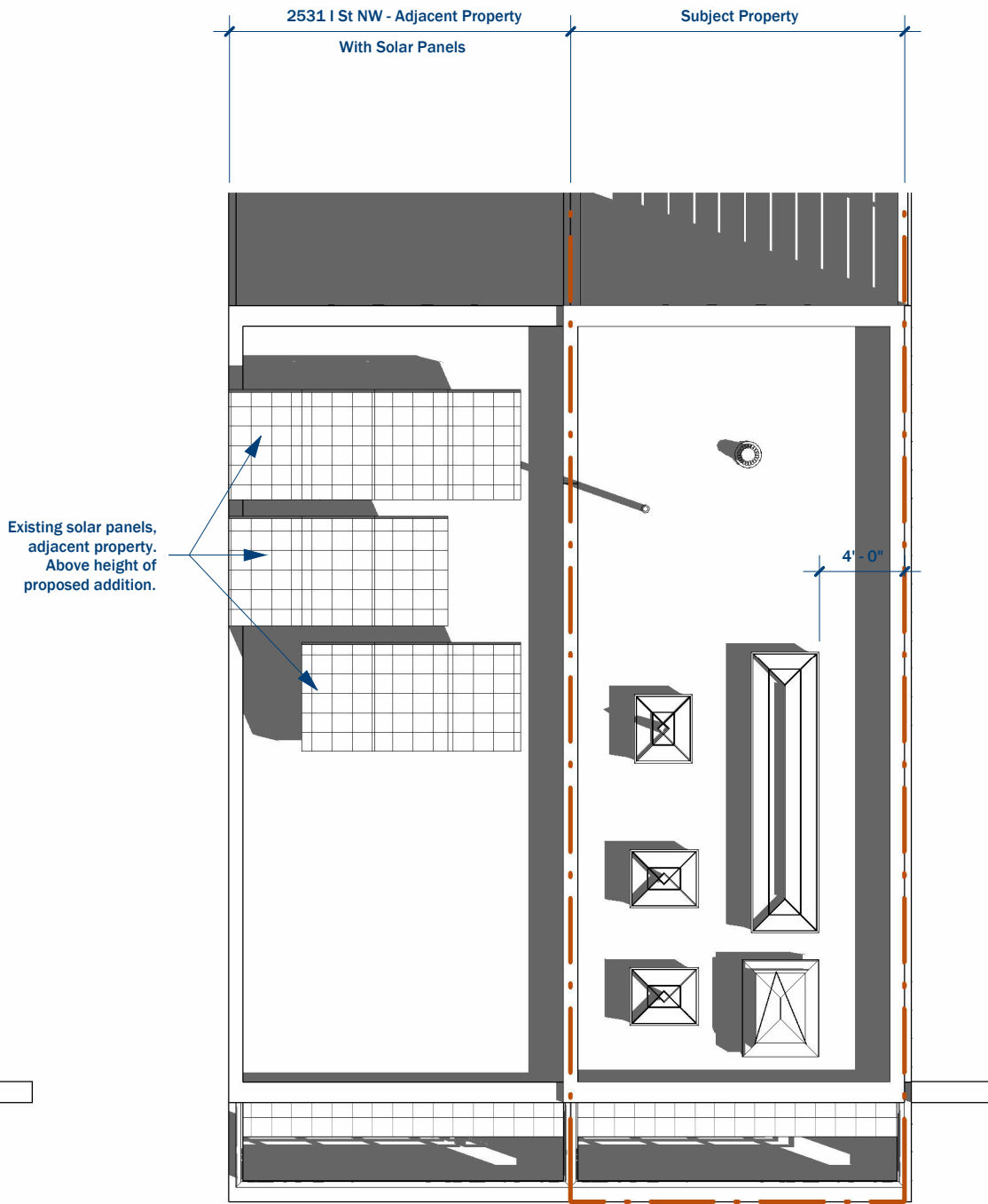
Comparative Solar Study demonstrates that no shadows will be cast on adjacent solar panels during Equinox.



③ Proposed - Equinox - 1 PM
1/8" = 1'-0"



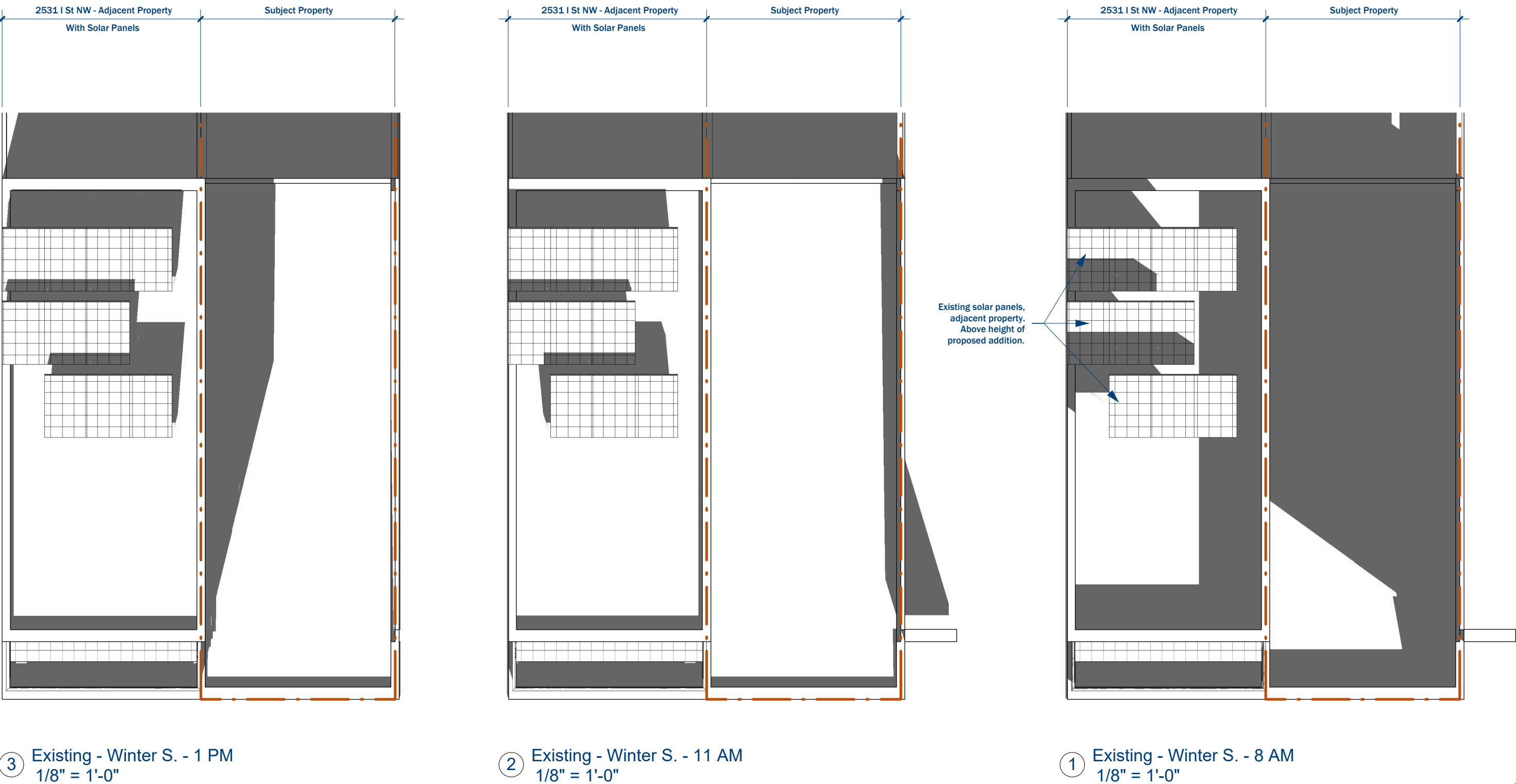
② Proposed - Equinox - 11 AM
1/8" = 1'-0"



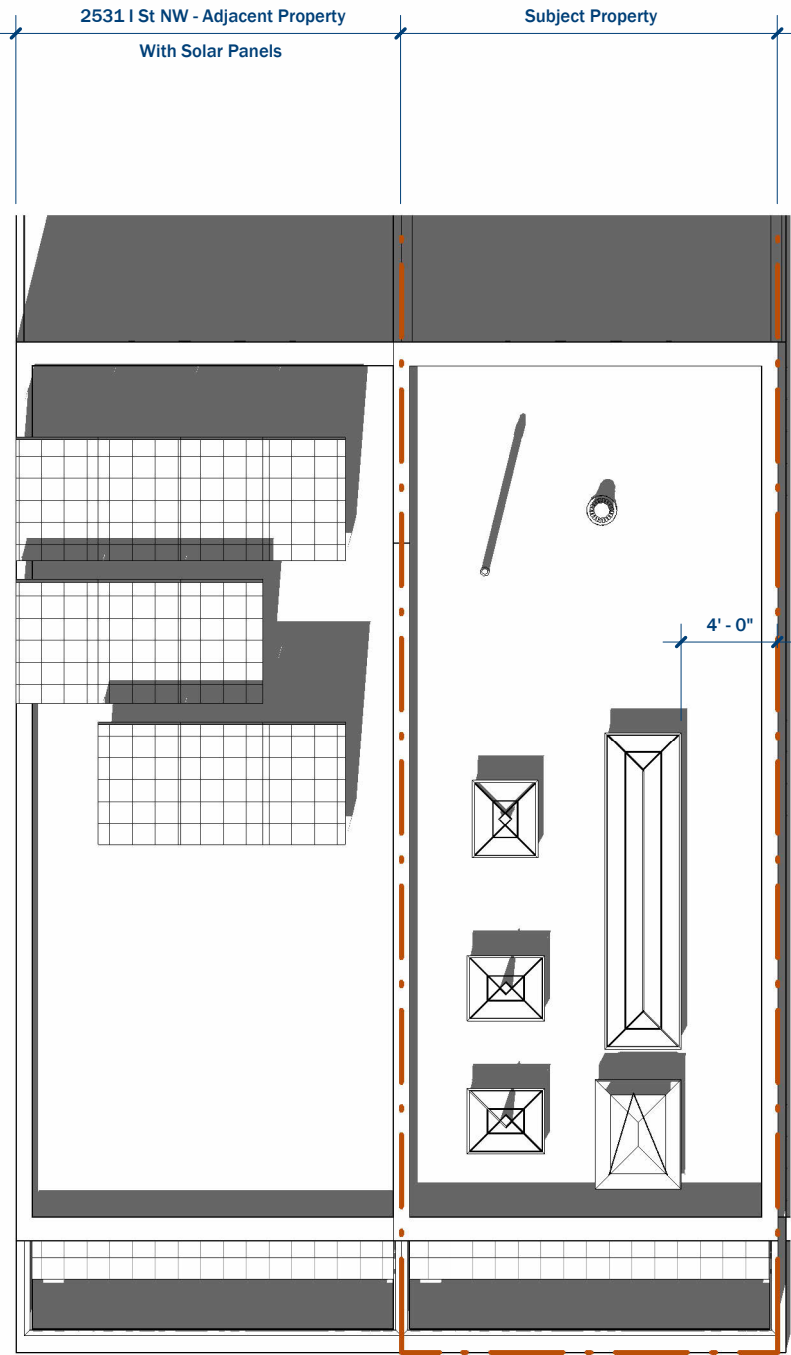
① Proposed - Equinox - 8 AM
1/8" = 1'-0"



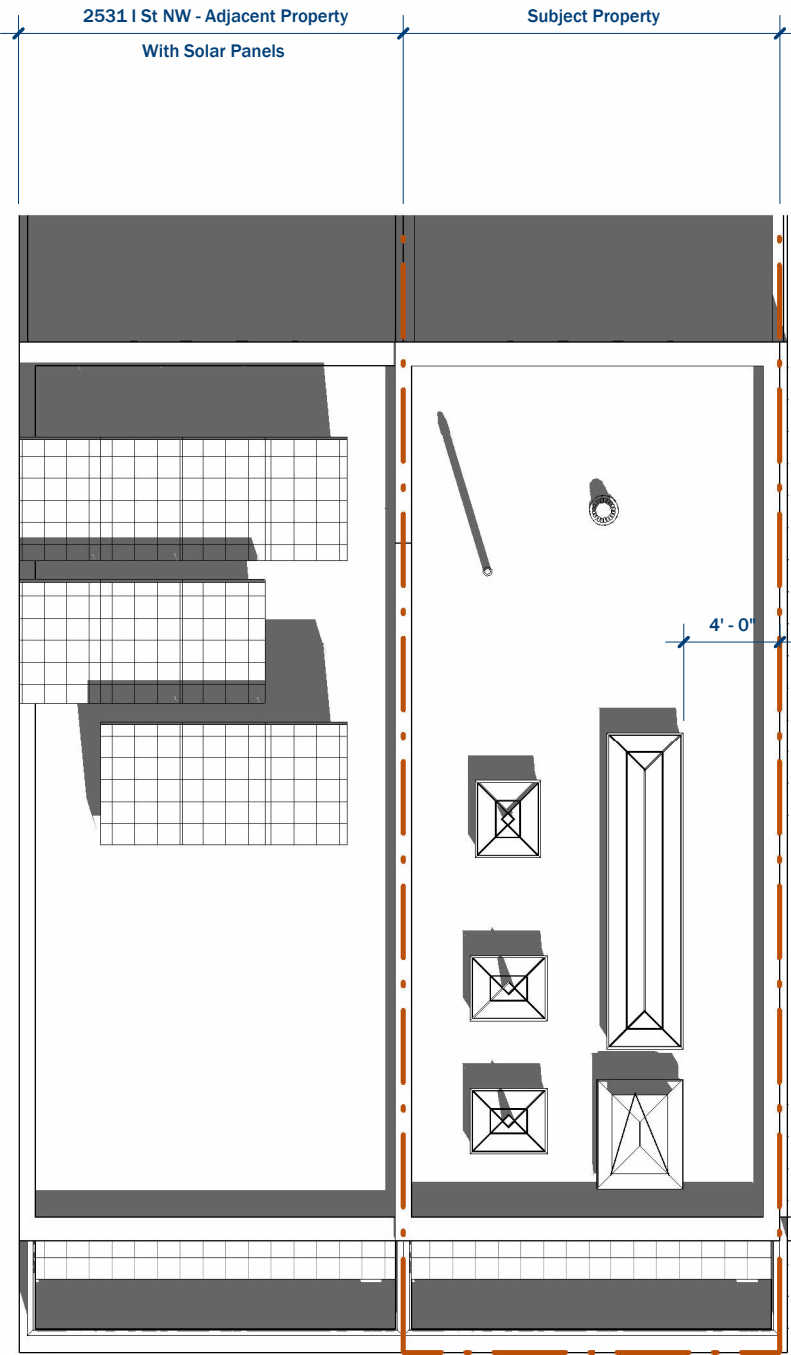
Comparative Solar Study demonstrates that proposed development will not increase shading incident on adjacent solar panels by more than 5% during winter months.



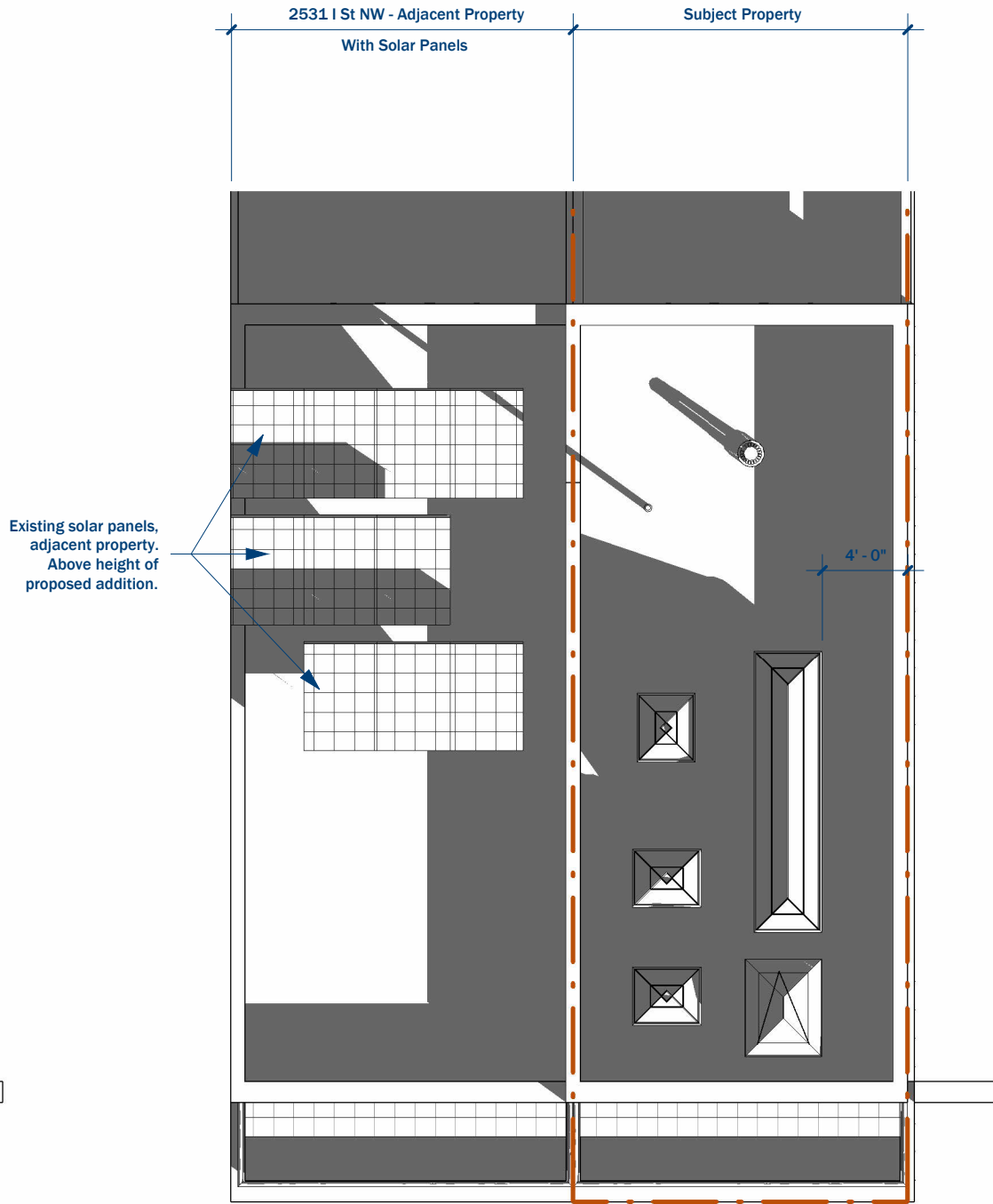
Comparative Solar Study demonstrates that proposed development will not increase shading incident on adjacent solar panels by more than 5% during winter months.



③ Proposed - Winter S. - 1 PM
1/8" = 1'-0"



② Proposed - Winter S. - 11 AM
1/8" = 1'-0"



① Proposed - Winter S. - 8 AM
1/8" = 1'-0"

