

April 13, 2023

VIA EMAILED PDF

Jonathan Kuhn Architect LLC
815 Emerson Street NW
Washington, DC 20011

RE: 1842 18th Street NW – Subject Property SSL: 0132 0250 Zoning Determination

Dear Mr. Kuhn,

This letter is to conform the substance of discussions with my office on March 10, 2023, and specifically pertains to the proposed construction of the addition of a pergola at the terrace summer garden on the second floor of an existing structure, hereinafter referred to as the 'Project'. The lot is zoned MU-17 and is currently improved with a two-story plus cellar semi-detached commercial structure (restaurant and bar known as Vagabond). The property faces 18th Street NW to the east, and to the south faces a Public Alley that connects to 18th and 19th Streets NW.

You are proposing the construction of a fixed pergola at the summer garden on the second floor of the existing structure facing 18th Street NW. The Project will be composed of the pergola plus bar, and tables and chairs. The existing Certificate of Occupancy includes the summer garden. The Project will maximize occupant load to forty-nine (49) inclusive of bar seating, standing area, and tables and chairs.

The following agenda outlines a series of determinations:

Description of Property:

- Zoning District: MU-17
- Max. Building Height: 50 ft. [24'-11" Proposed]
- Lot SF: 2,104
- Max. Lot Occupancy (%): 100% [94% Proposed]
- Max. Lot Occupancy (sf): 2,104 [1,977 sf Proposed]
- FAR: 1.5 [1.88 Proposed]
 - o Subtitle G, Section 602.2, A lot with an area less than 10,000 sf or less, may have a maximum density of 2.0 FAR for non-residential uses, provided the uses are located in the ground story and the story directly above the ground story.
- Rear Setback: 15 ft. [0 ft Proposed]
 - o Below 25 ft measured at the mid-point of the structure vertically a rear setback is not required. Per Section 605.5 and 605.6 of Subtitle G.
- Strivers' Section Historic District
 - o Historic Exemption for GAR requirement

Development Building Profile:

- | | |
|--|-----------|
| - 1 st Floor: | No Change |
| - 2 nd Floor – Summer Garden: | 619 sf |

General Zoning Conformance:

- Per Subtitle G, section 600.4 – the proposed use is consistent with the existing use allowed within the MU-17 Zone.
- Also, the lot currently does not have parking and the addition of the pergola does not trigger any new off-street parking.
- The Proposed structure does not exceed the maximum building height of 50 ft.

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,

Mamadou Ndaw
Zoning Administrator (Interim)
Zoning Administration