



**DEPARTMENT OF BUILDING  
OFFICE OF ZONING ADMINISTRATION**

October 10, 2022

**Via Emailed PDF**

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**Re: 1825 16<sup>th</sup> Street NW Zoning Confirmation (22-Z-PDRM-00205)**

Mr. Warren:

This is to confirm the substance of the discussion with my staff on September 22, 2022, concerning the property at 1825 16<sup>th</sup> St NW. The discussion had specific references to Lot 0100 in Square 0191, hereinafter referred to as the "Project". The lot is zoned RA-8.

You propose an addition / alteration to an existing three-story plus cellar attached apartment house, and converting the building into a two-family flat. Attached is a plan set with proposed coverage / footprint and proposed plans, sections, and elevations. The following is a list of clarifications provided to various aspects of the Project:

1. **Use.** The building is currently being used as a multiple-dwelling apartment house containing three units, which is a matter-of-right use in RA zones. The proposed use is a two-family flat containing two principal dwelling units. This is considered a matter-of-right use in RA zones and is therefore in conformance with Section U 401.
2. **Minimum Lot Width / Area.** The subject property is located on Lot 0100 in Square 0191. The lot is rectangular in shape, twenty-two (22) feet wide by one hundred (100) feet deep with a total lot area of 2,200 sf. As the property is a record lot and there is no minimum lot size and width prescribed for RA zones, the lot is considered conforming for the purposes of obtaining a building permit.

3. **Courts.** The Project proposes converting the structure into a two-family flat which is less than three units, therefore the minimum court dimensions would not apply. Thus, the existing court at the rear of the property is in conformance with Section F 202.1
4. **Floor Area Ratio.** The maximum floor area ratio (FAR) permitted for RA-8 zones is 1.8. The existing project is non-conforming with regard to FAR at approximately 2.5. However, the Project is proposing to repair and modernize the structure in place and will not increase or extend the nonconforming aspects of the structure. Thus, the Project is in conformance with the FAR regulations, as per Section C 202.
5. **Height / Number of Stories.** The Project has an existing building height of approximately 41', which is in conformance with Section F 603.1 which states the maximum height in Zone RA-8 is 50 feet. The height is measured from the front existing finished grade at the mid-point of the building's façade to the high point of the roof (exclusive of parapets less than four feet in height) per Section B 308.2.
6. **Lot Occupancy.** The Project's building area is 1,844 sf which results in a Lot Occupancy of 83.8%. This is non-conforming with Section F 604.1 which prescribes a maximum Lot Occupancy of 60%. However, the Project is proposing to repair and modernize the structure in place and will not increase or extend the nonconforming lot occupancy of the structure. Thus, the Project is in conformance with the Regulations per Section C 202.

A new roof deck is proposed above the existing 3<sup>rd</sup> floor roof and this roof shall be accessed by a spiral stair from the roof deck below. The proposed spiral stair and landing shall increase the lot occupancy of the third floor level to 60%, and is therefore conforming with Section F-604.1.

7. **Rear Yard.** The rear yard is measured per Section B 318.2 to be 5.8' between the rear of the building to the rear lot line. Thus, the rear yard is non-conforming in respect to Section F 605.1 which states the minimum rear yard in the RA-8 zone is 15 feet. However, the Project is proposing to repair and modernize the structure in place and will not increase or extend the nonconforming aspects of the structure. Thus, the Project is in conformance with the Regulations per Section C 202.
8. **Side Yard.** No side yard is proposed. Therefore, the Project is in conformance with Section F 606.1.
9. **Green Area Ratio.** Section F 607.1 states the minimum green area ratio (GAR) is 0.4 for the RA-8 zone. However, since the property is considered a

contributing structure to the Dupont Circle Historic District and thus a historic resource, the Project is not subject to the GAR standards per Section C 601.3 (d).

10. **Parking.** The proposed Project will be served by two (2) parking spaces which exceeds the minimum parking requirement under Section C 701.5 which requires 1 space per 2 dwelling units.

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Please feel free to contact me if you have any questions.

Sincerely, *Matthew Le Grant*  
Matthew Le Grant  
Zoning Administrator

Attachment: PDRM Preliminary Plan set dated 9-22-22

Zoning Technician: Shawn N. Gibbs

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 Department of Building 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 the Department of Building.