



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

August 10, 2020

Via Emailed PDF

Joshua O. Hill
Hill & Hurtt Architects
2414 Douglas St. NE #201
Washington, DC 20018

Re: Zoning PDRM - 1826 16th St NW

Dear Mr. Hill,

Thank you for meeting with Mr. Ademola Shittu on 4/3/2020 regarding 1826 16th St NW. This determination letter serves as a description of the project scope and a summary of discussion with my staff.

The property at 1826 16th St NW is a three story single family dwelling rowhouse in Dupont Circle, which is zoned RA-8. The subject lot is located on the corner of 16th and Swann Streets NW. The proposed project entails a two story, 10' deep rear yard addition, with a walk-out exterior deck at the third floor level. The Plan Set and existing photographs are attached. At the PDRM (Preliminary Design Review Meeting), the following points were discussed:

1. FAR Compliance: The subject lot is 15' x 100', or 1,500 SF. The maximum FAR for the subject RA-8 zone is 1.8 (or 2,700 SF). The proposed addition will add 150 SF to each floor, for a new gross square footage total of 2,580 SF. The proposed FAR would be 1.72, with the new addition, which is within the allowable FAR.
2. Gross Floor Area Calculation: The existing house and addition will have one level below the ground floor. This level is defined as a 'Cellar', as the finished floor of the ground floor is less than five feet above the adjacent finished grade, and thus it is not included in the Gross Floor Area calculation.

3. Lot Occupancy: The maximum lot occupancy in the subject RA-8 zone is 60%. Including the new addition the lot occupancy will be 57% (860/1,500 sf), which is within the allowable maximum lot occupancy.
4. Maximum Height: The maximum building height in this zone is 50'. The new addition will be lower than the existing structure, and will not be taller than 28', and therefore will comply.
5. Minimum Rear Yard Setback: The minimum rear yard setback in this zone is 15' or 4" per 1' of principal building height. The proposed setback is 34', which exceeds the minimum requirement.
6. Roof Deck Parapet: A proposed roof deck will require a surrounding parapet that has a minimum height of 36". The roof deck will not require a penthouse setback providing that the perimeter consists of parapet walls, and not open railings. The roof deck as designed and constructed will comply with requirements stated above.
7. Side Yard Setback: No side yard setbacks are required in this zone, though if one is provided, under F-606.1, a setback between 4' and 8' wide is normally required. You noted that the Office of Historic Preservation may require an indent of 4 to 6 inches along the side property line running along Swann Street for the face of the new addition. Since Section F-606.4 states that no side yard setback is required along a side street of a corner lot, which is the case here, a 4-6 inch indent would be acceptable here without triggering the full requirements of any required side yard setback dimension.
8. Green Area Ratio: The subject RA-8 zone requires a minimum .4 GAR. Section C-601.7 excludes a qualified historic resource from being subject to this requirement, provided that the GFA is not increased by more than 50%. As noted above the GFA will not be increased over 50% in this project. The Office of Historic Preservation will need to provide a letter in order to qualify for this exemption.
9. Parking: Per Table C-701.5, each single-family dwelling unit is required to provide one off-street parking space. One parking space is currently provided on site, which is compliant.

Accordingly, when the building permits are filed for, my office will approve permits consistent with the above presented zoning criteria and compliance information. A plat will be required to be included with the building permit submission.

Please let me know if you have any further questions.

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

Attachments – Plan Set dated 3-27-20
Existing Building photographs

Zoning Technician: Ademola Shittu

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 DCRA 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 DCRA.