



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

April 25, 2020

RiazanovValentin  
1916 2nd Street NE  
Washington, DC20002

[Via Email to: [vriazano@gmail.com](mailto:vriazano@gmail.com)]

Re: PDRM for 916 2nd St, NE (The “Property”) - Square 3531 Lots 818 & 821

Dear Mr. Valentin:

You met with my staff for a Preliminary Design Review meeting [PDRM] on October 1, 2019 regarding razing and subdividing two existing properties, and subdividing the Property into three lots and constructing new three new Flats. Below is a summary of the PDRM review and determinations.

**Background – Existing Property**

- The Property is located at 1916 2nd St., NE, on the corner of Todd Pl., & 2nd St., NE. It consists of two current lots (818 & 821 in Square 3531). Lot 818 has 1,578 sq. ft. of lot area, and lot 821 has 4,143 sq. ft. The two lots total 5,721 sq. ft. of lot area.
- The Property is in the RF-1 zone.
- The Property has two existing detached houses on both lots.
- The Property does not have access to an alley and therefore is landlocked. However, the Property has a curb cut on the northeast corner on Todd Place, and a curb cut on the northeast corner on 2nd Street NE.

**Proposed Plan – Subdividing the Property into Three New Lots**

- You propose to raze the two existing detached houses on the Property.
- You then propose to subdivide the Property into three new lots and construct a Flat on each new lot, for a total of three Flats, or six dwelling units.
- Each new lot would face 2nd Street NE. The southernmost lot is proposed to be addressed as 1912 2nd Street NE, the lot immediately north of that lot as 1914 2nd Street NE, and the lot immediately north of that lot as 1916 2nd Street NE. The attached image depicts the new lots after the subdivision.

- Each lot would be at least 1,800 sq. ft., but the 1912 2nd St NE lot would be closer to 2,100 sq. ft. and the other two lots would each be approximately 1,800 sq. ft.
- Each lot would be at least 18 feet wide at the front facing 2nd Street NE, but you anticipate that the 1912 2nd St NE lot would be the widest at approximately 24 feet and the other two lots would each be approximately 18 feet wide.

### **Proposed Construction of a Flat on Each Lot**

- A Flat would be built on each new lot, and each building would consist of two (2) units.
- The new Flat on 1912 2nd St NE would not extend more than 10 feet past the rear wall of the neighbor's property on 1910 2nd St NE per the requirements of Subtitle U Section 320.2.
- The new Flat on 1914 2nd St NE would not extend more than 10 feet past the rear wall of the new Flat on 1912 2nd St NE per the requirements of Subtitle U Section 320.2.
- The new Flat on 1916 2nd St NE would not extend more than 10 feet past the rear wall of the new Flat on 1914 2nd St NE per the requirements of Subtitle U Section 320.2.
- As shown in the attached sketch, this results in the Flat on 1916 2nd St NE being the 'longest', and the Flat on 1912 2nd St NE would be the 'shortest' as it would be restricted by the length of the neighbor's property on 1910 2nd St NE.
- Each Flat would consist of a cellar level, and three stories above. The height of the first floor would not be more than five (5) feet above the lower of the natural or finished grade, as determined by the BHMP.
- Because there are three new buildings, each Flat building may have a maximum building height, but will not exceed, 40 feet in height, instead of a 35 foot maximum building height, as per E-303.2.
- Because your property is land locked (i.e., no alley access), you are not required to have parking for any of the new Flats, as per C-703.2(a).
- However, you have represented that you may nonetheless provide parking spaces voluntarily, if you receive approval from DDOT-Public Space Administration for a curb cut(s).
- Each Flat would have a front yard setback on 2nd Street within the range of existing front setbacks of all structures on the same street on the block, as per E-305.1.
- Each Flat would have a backyard setback of at least 20 feet.
- Each Flat would not exceed 60% lot occupancy.
- Each Flat would provide a minimum of 20% pervious surface.

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

Sincerely, *Matthew Le Grant*  

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Matthew Le Grant  
Zoning Administrator

Attachment: Sketch of Rear yard Extensions

Staff: Dan Calhoun

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.

