

John Means
Evelyn Ballard
1825 S Street NW
Washington, DC 20009
(202) 597-2566
johnrmeans@gmail.com

January 16, 2025

Sean Rada
1823 S St NW, Unit 1
Washington, DC 20009
sean.rada@gmail.com

RE:
1825 S Street Proposed Addition
Board of Zoning Adjustment (BZA) Case 21261
Historic Preservation Review Board (HPRB) Case HPA 24-482
Department of Buildings (DOB) Permit # B2502465

Dear Sean,
Thank you for your continued support on our restoration of 1825 S Street NW. We are thrilled to move in next week and get to know you all better. As we complete the restoration of the main floors of the home and move in, we are continuing the permitting process for our third-floor addition. You likely have received separate letters regarding the Board of Zoning Adjustment hearing in the Spring 2025 and the Department of Buildings "Neighbor Notification". We would like to request your formal acknowledgement and support for this scope of work:

"NEW THIRD FLOOR ADDITION AND ROOF DECK. WORK TO INCLUDE MECHANICAL ELECTRICAL, AND PLUMBING. WORK ON CELLAR/GROUND/SECOND FLOORS COVERED UNDER BUILDING PERMITS B2307037, AND B2409005"

This case was formally reviewed by the Historic Preservation Review Board, Advisory Neighborhood Commission and the Dupont Circle Conservancy this fall and received unanimous support.

The case must now be presented to the BZA because the rear "court" (the walkway between our backdoor and the backyard) is 4' wide. When the 15' wide lot was established and the home was built over 100 years ago, this was an accepted width. However, current codes would require >7' width here, which is not physically possible. As such, the BZA must approve further additions to the home. Our review with the BZA technicians suggests that this should be a minor concern and receive support from the BZA.

Further, we would like to provide advance “Neighbor Notification” which will be required under our future construction permit. This work will require temporarily removing flashing on our party wall for a short period of time (<60 days is deemed short by DOB). During that time, we will protect the party wall with tarps and reseal the party wall as quickly as possible.

I have included the link to the HPRB plans for this project if you would like to review them. Evelyn (“Becky”) and I are also very happy to meet to discuss the plans in more detail and to coordinate with you when the work is ongoing, hopefully for late spring/early summer of 2025.

We would like to request formal support by signing the acknowledgement below.

Thank you,

John Means

Attachment: DOB Neighbor Notification

HPRB Link: <https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/file/1661363999800>

I acknowledge and support the proposed third floor addition and roof deck at 1825 S Street NW contained in BZA Case 21261 and DOB Permit # B2502465

Name Sean Rada

Signature 

Date 1/27/2025

DC Department of Buildings
NEIGHBOR NOTIFICATION LETTER

DATE	1/16/25	PERMIT NUMBER	B2502465 BZA 21261
ADDRESS OF PROPOSED WORK	1825 S Street NW		
OWNER INFORMATION		NEIGHBORING OWNER INFORMATION	
NAME	John Means & Evelyn Ballard	NAME	Sean Rada
ADDRESS	1825 S Street NW, 20009	ADDRESS	1823 S ST NW Unit 1, 20009
PHONE	202-597-2566	PHONE	
EMAIL	john@rootedcommunities.com	EMAIL	

The District of Columbia Municipal Regulations, 12A D.C.M.R. § 106.2.18.3, requires that owners of properties neighboring construction work be notified in writing prior to issuance of a permit.

DESCRIPTION OF WORK (SAME AS ON PERMIT APPLICATION):

NEW THIRD FLOOR ADDITION AND ROOF DECK. WORK TO INCLUDE MECHANICAL ELECTRICAL, AND PLUMBING.

WORK ON CELLAR/GROUND/SECOND FLOORS COVERED UNDER BUILDING PERMITS B2307037, AND B2409005

This permit will include the following work requiring this notification:

- ☐ Excavation requiring a permit will occur on the construction site.
- ☐ There is a need to install permanent or temporary structural support for an adjoining premises or portion thereof, including but not limited to underpinning, as a result of the proposed work.
- ☒ The proposed work will alter imposed loads on a party wall or any load-bearing member of an adjoining premises. (i.e., vertical addition)
- ☒ Access to an adjoining premises is required to install protective measures or undertake other work required by Section 3307 (i.e., bracing of shared walls, install shared roof flashing, underpinning) to protect the neighboring property. (CHECK ONE)
 - ☐ Your permission is required to access your property. The permit applicant will contact you with additional documentation.
 - ☒ This access does not require permission as limited access is authorized by §3307.2.2 or §3307.4.1 of the District of Columbia Construction Code.
- ☐ The proposed work will render or potentially render adjoining or adjacent premises noncompliant with the Chimney Provisions (vertical addition will be within 2 feet of your chimney or vent, the permit applicant will need to make the chimney/vent code compliant) or with the snow load requirements (vertical addition may cause an increase in the amount of snow that accumulates on your roof. The permit applicant will need to examine your roof structure and determine if your roof will need to be reinforced)
- ☐ Applications for raze permits where the raze work involves any structural work within 3 feet of an adjoining lot line or excavation work more than 3 feet below existing grade

You can monitor the status of this permit submission by checking the DOB SCOUT application: <https://scout.dcr.dcgov/> Copies of the proposed plans are available on the DOB eRecords website: <https://dobonline-rms.dcr.dcgov/eRecords/>