



1825 S ST NW

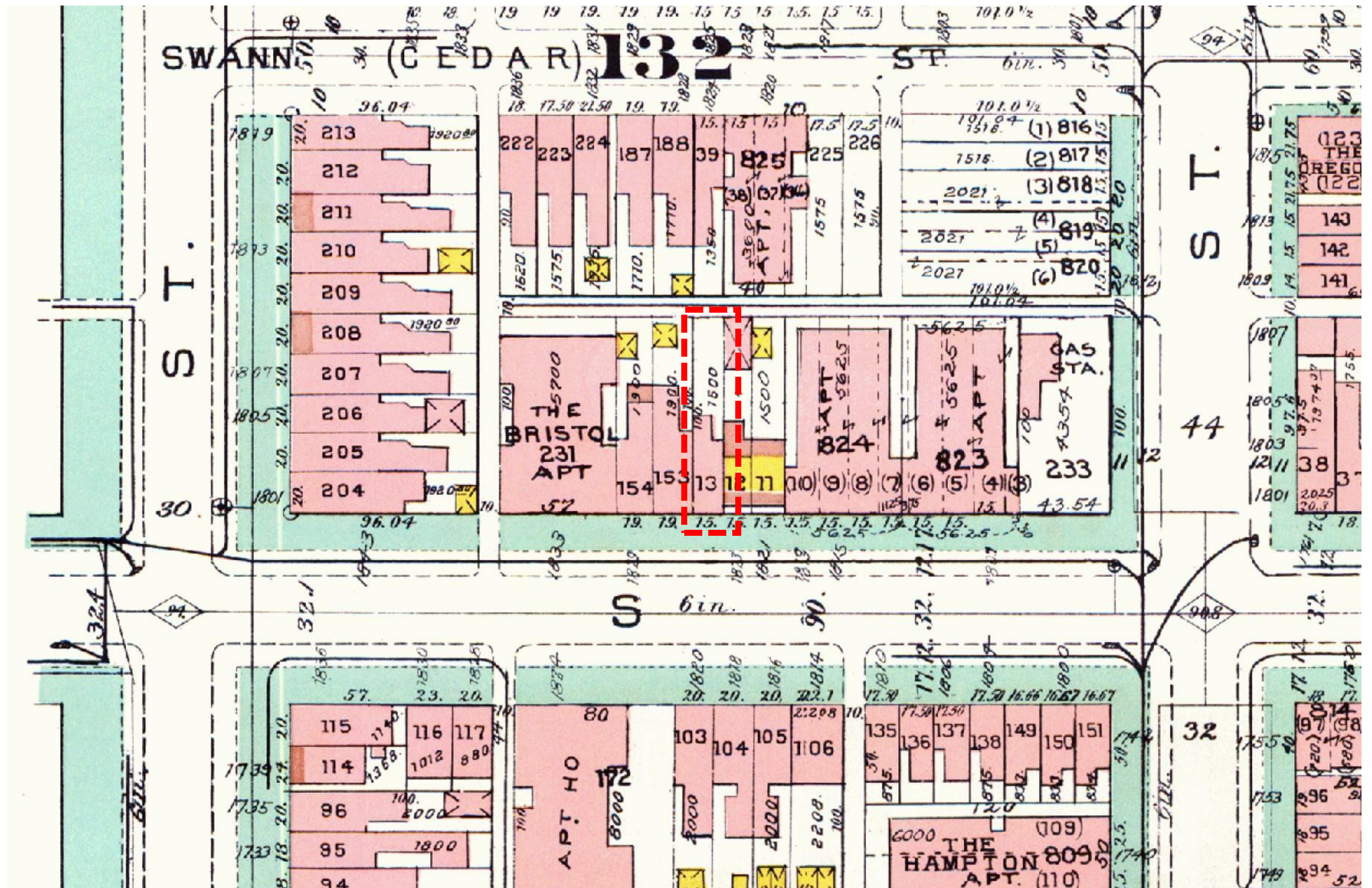
BZA Review
Case #21261
April 2025

Prepared for:

John Means
Becky Ballard
johnrmeans@gmail.com
beckyball@gmail.com

Prepared by:

Peter Nettelbeck, RA
410 960 2083
pnettelbeck@gmail.com



Highlights

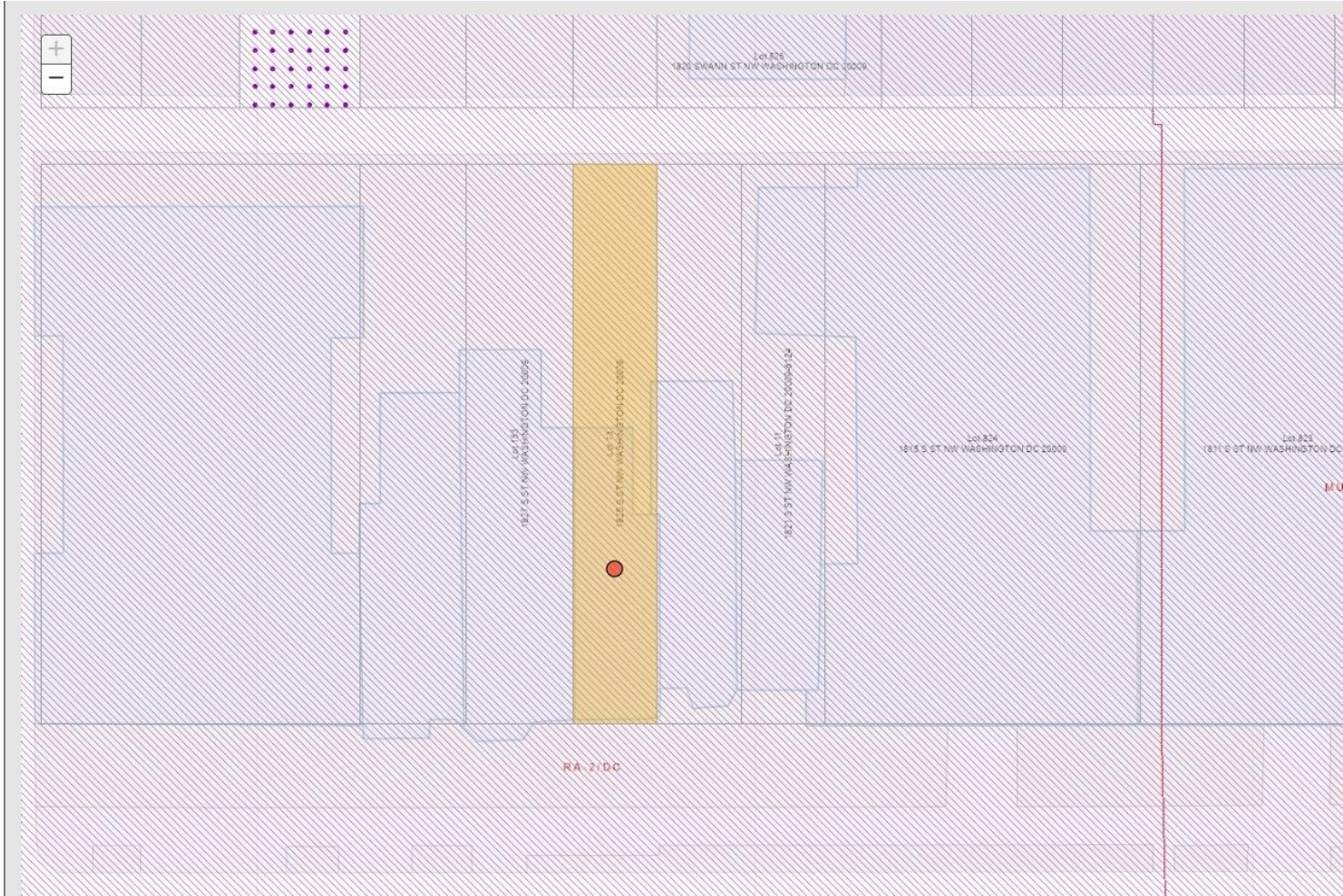
- In the Dupont Circle Historic District

Basic Information

1825 S STREET NW	
SSL (Square, Suffix & Lot)	0132 0013
Lot type	record lot
Ward	Ward 2
ANC	ANC 2B
SMD	SMD 2B01
Neighborhood Cluster	Cluster 6
Police District	Second Police District
Police Service Area	PSA 208
Voting Precinct	Precinct 14
Zoning	RA-2/DC
2020 census tract	42.02
2020 census block group	2
2020 census block	2006

Ownership and Taxes

Record lot0132 0013	
Premises	1825 S ST NW WASHINGTON DC 20009
Owner	ZAMMARELLA, MARY J
Care of	ARTHUR B
	1825 S ST NW
	WASHINGTON DC 20009-6124
Use	Residential-Conversions-Less t
Land area	1500 square feet
Homestead tax deduction	(sr. citizen with exemption)
Tax rate	\$0.85 per \$100 assessed value
Current assessment (2024)	
land	\$724,250
improvements	\$510,430
total	\$1,142,524
Proposed assessment (2025)	
land	\$731,580
improvements	\$514,390
total	\$1,158,920



RA-2/DC

Development Standards for RA-2/DC	
Link to Zoning Regulations:	F § 5
Zone District:	Residential Apartment Zone
Zone:	RA-2/DC
Building Category:	All Other Buildings & Structures
Description:	Permits moderate to high-density rowhouses and apartments in Dupont Circle
Floor Area Ratio:	1.8
Height (ft):	40
Stories:	3
Minimum Lot Area (sq ft):	1800
Lot Occupancy (%):	60
Rear Setback (ft):	15

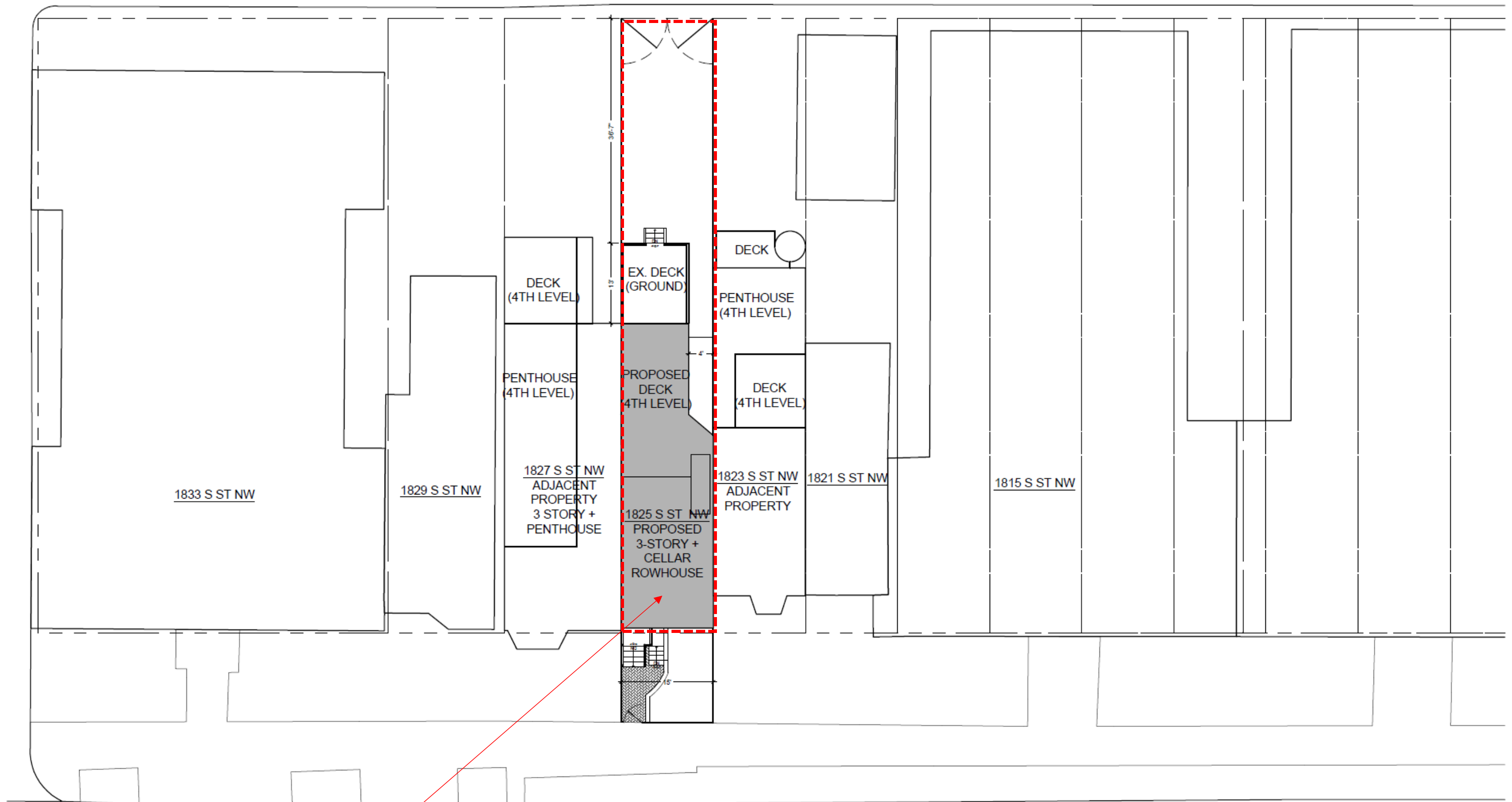
The development standards shown are intended for reference use and are not a substitution for the standards as defined in the zoning regulations.

ZONING SUMMARY:

ADDRESS:	1825 S ST NW		
USE:	ROW DWELLING		
SQUARE:	0132	LOT:	0013
ZONING:	RA-2/CAP		
SITE AREA	1,500 SF		
HISTORIC	Y, DUPONT CIRCLE HISTORIC DISTRICT		

	EXISTING	ALLOWABLE	PROPOSED:
MAX. BUILDING HEIGHT (FT)	29'-3	50'	36'-5"
MAX. BUILDING HEIGHT (STORIES)	2	3	3
MIN. LOT AREA (SF)	1,500 SF	1,800 SF	NO CHANGE
MAX. LOT OCCUPANCY (664 SF)	44.3%	60%	NO CHANGE
MIN. YARD REQ'TS	REAR	37.5'	15'

COURT	OPEN	NON COMPLIANT	NO CHANGE
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subject property:
1825 S st NW

S St NW

ANC2B – Unanimous support



Land Use Agenda (10 mins)

1825 S Street NW - To construct a third story, and convert to principal dwelling unit, an existing, attached, two-story with cellar, flat in the RA-2/DC Zone. (BZA #21261) (2B01)

ANC 2B supports the application as presented.

Support Letters

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

March 31, 2025

Jessica Rothschild
1834 Swann St NW
Washington, DC 20009
Rothschild.Jessica@

RE:
1825 S Street Propo
Board of Zoning Adj
Historic Preservation
Department of Build

Dear Jessica,
Thank you for your co

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 John Roberts

Signature [Signature]

Date Wednes
day,
January
22 2025

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 Jessica Rothschild

Signature Jessica Rothschild

Date April 1, 2025

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 Daniel Rabin

Signature [Signature]

Date 1/8/25

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 Salman Husain

Signature Salman Husain

Date 01/22/2025

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 Chris Egan

Signature Christopher M Egan

Date 01/27/2025

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 [Signature]

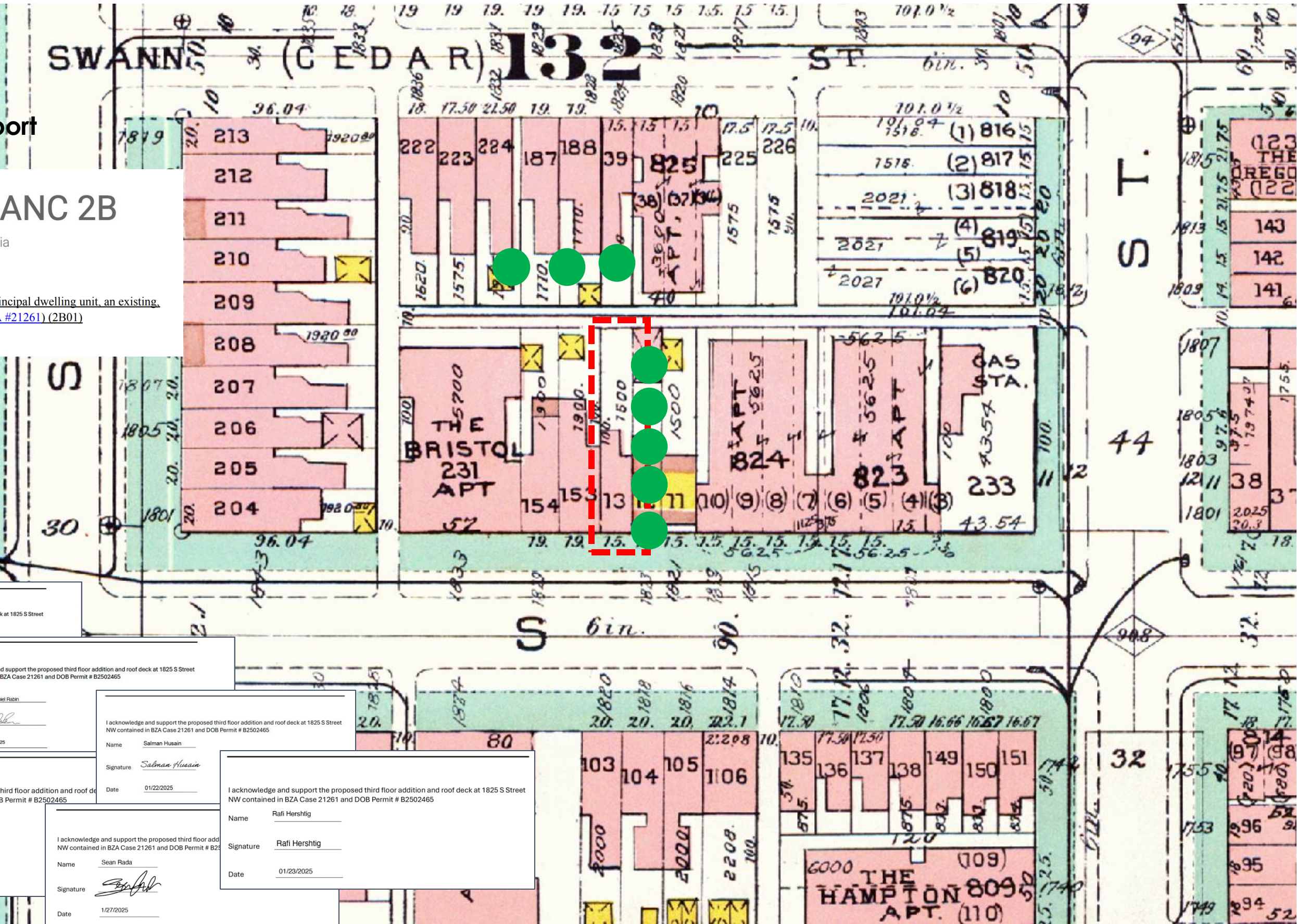
Date 1/27/2025

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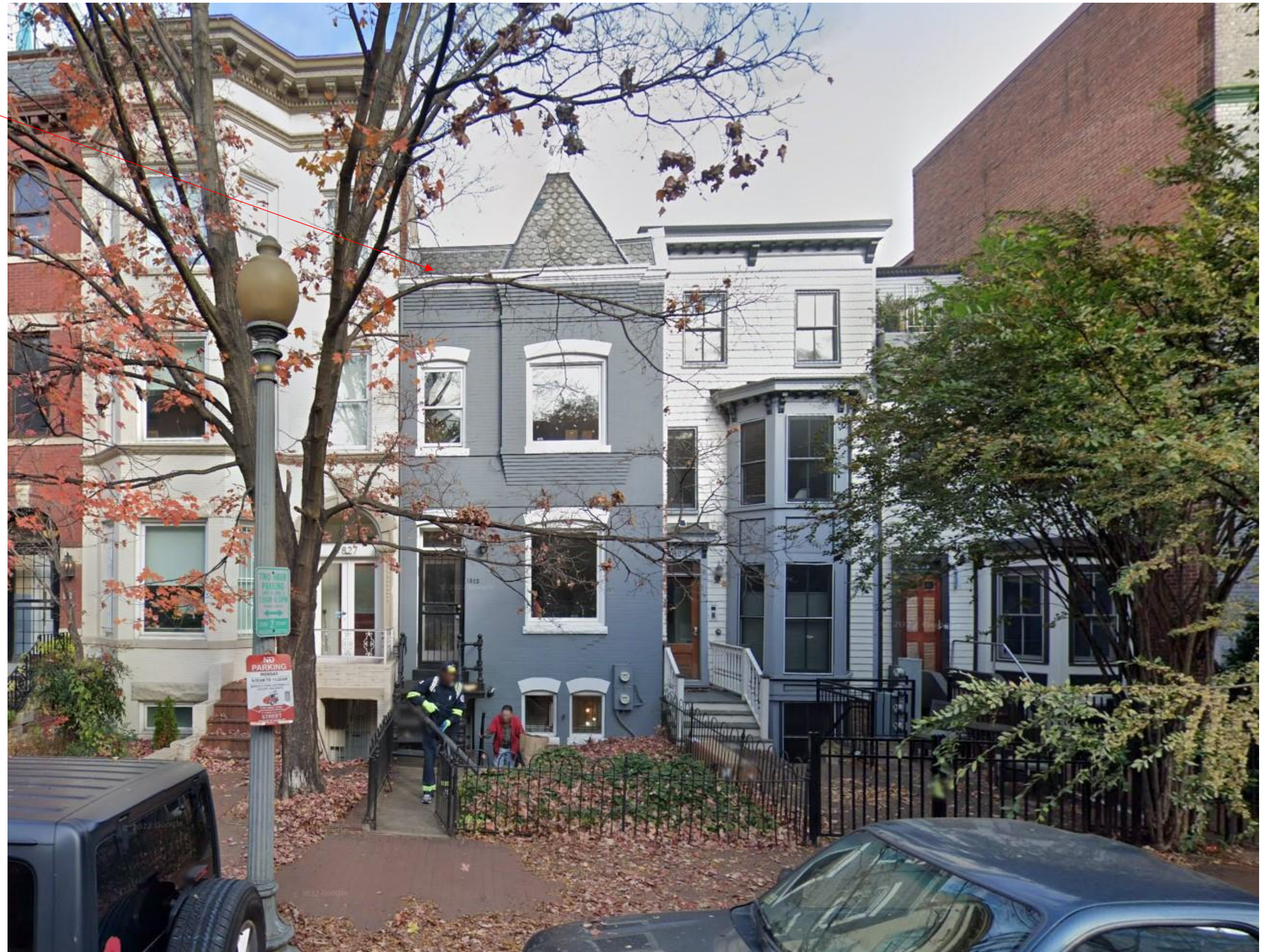
Name Rafi Hershtig

Signature Rafi Hershtig

Date 01/23/2025



subject property:
1825 S st NW



subject property:
1825 S st NW

facing northeast



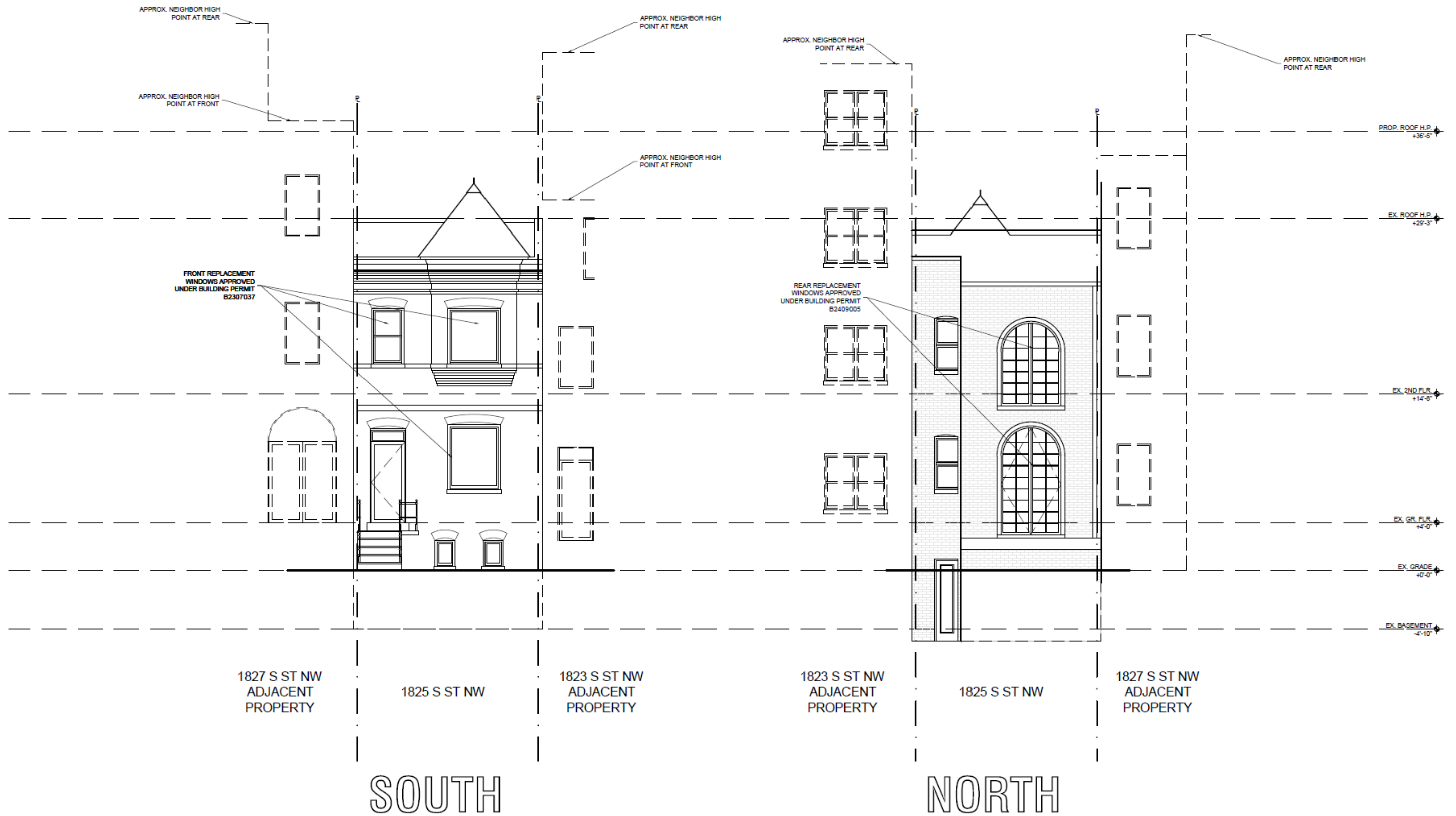
subject property:
1825 S st NW

Facing northwest

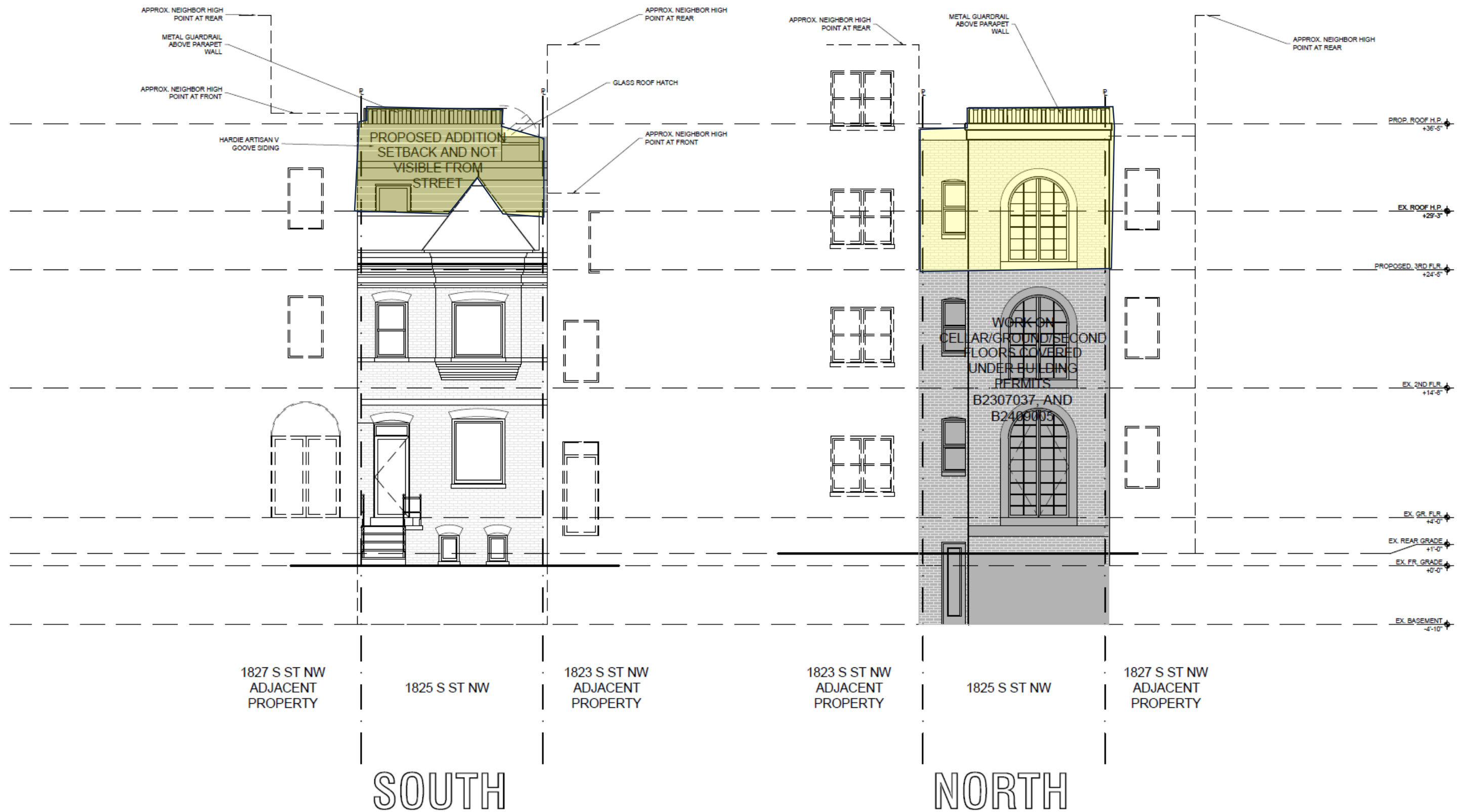


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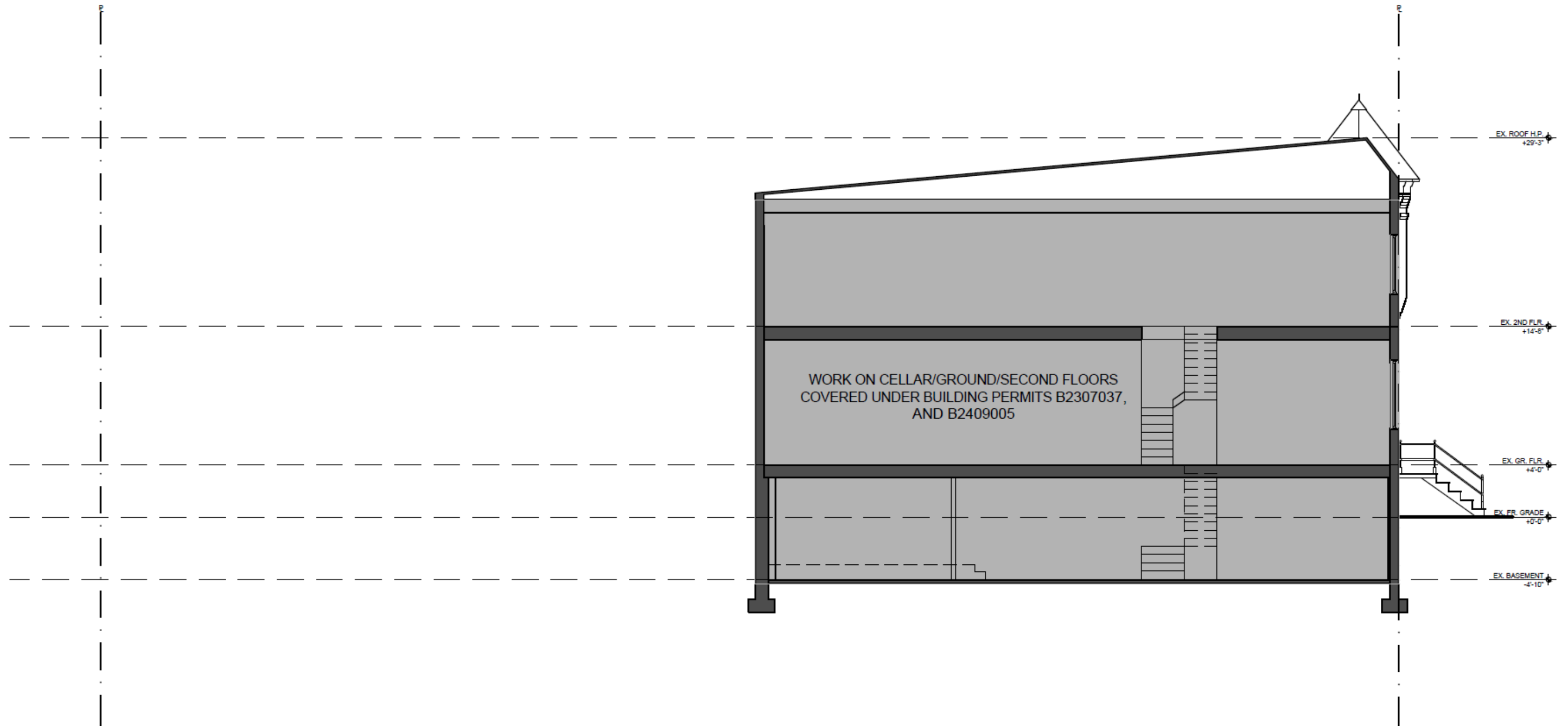




EXISTING NORTH/SOUTH ELEV.



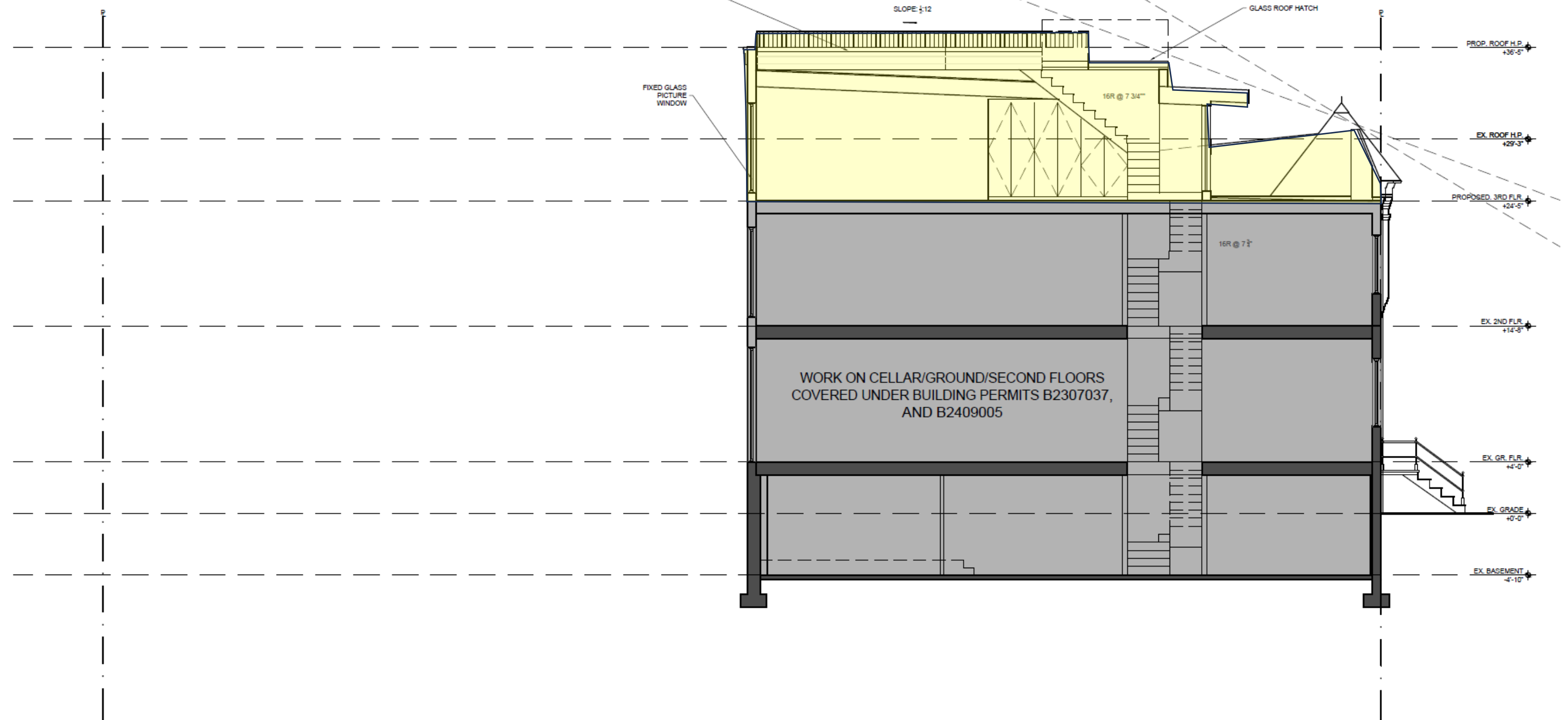
PROPOSED NORTH/SOUTH ELEV.



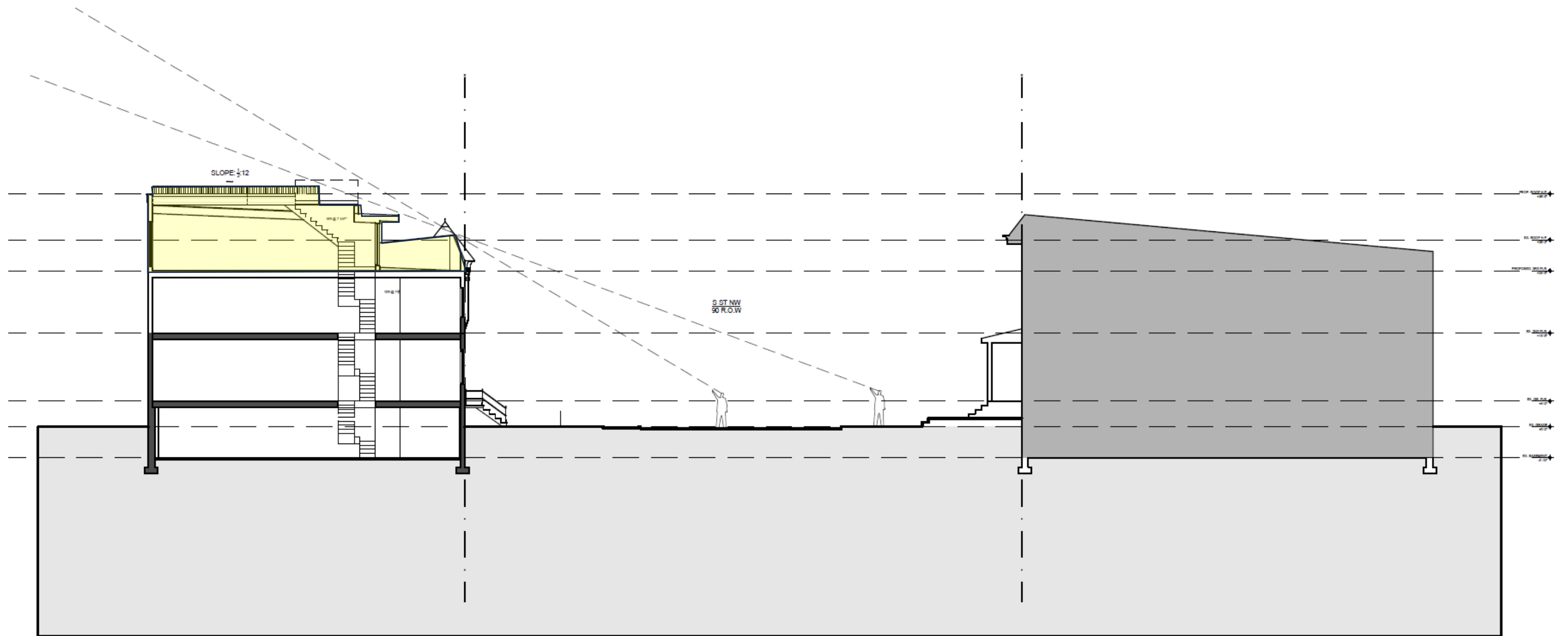
EXISTING

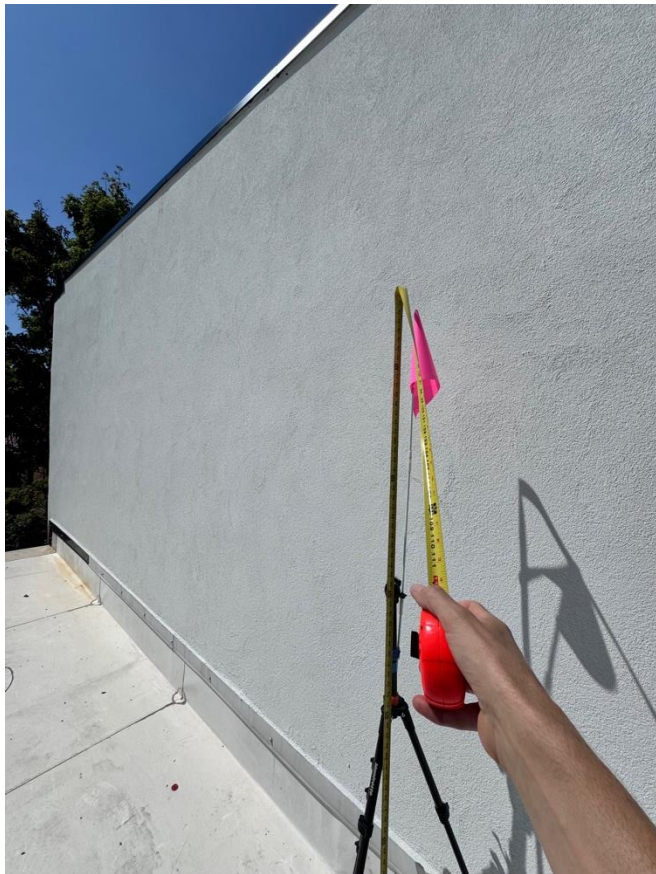
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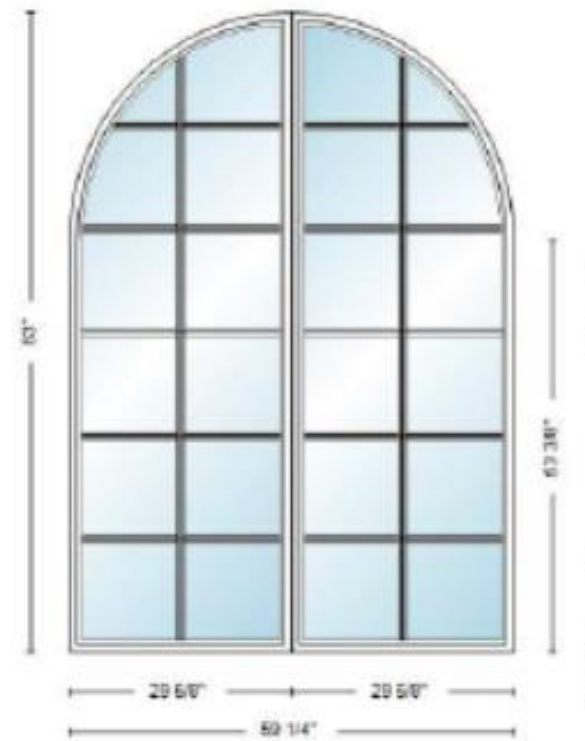
existing section
1/8" = 1'-0"



PROPOSED SECTION

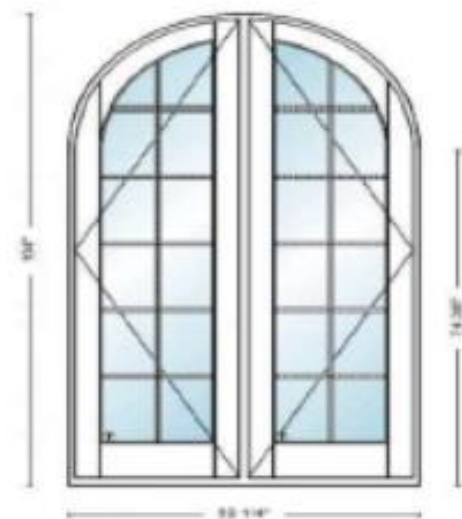






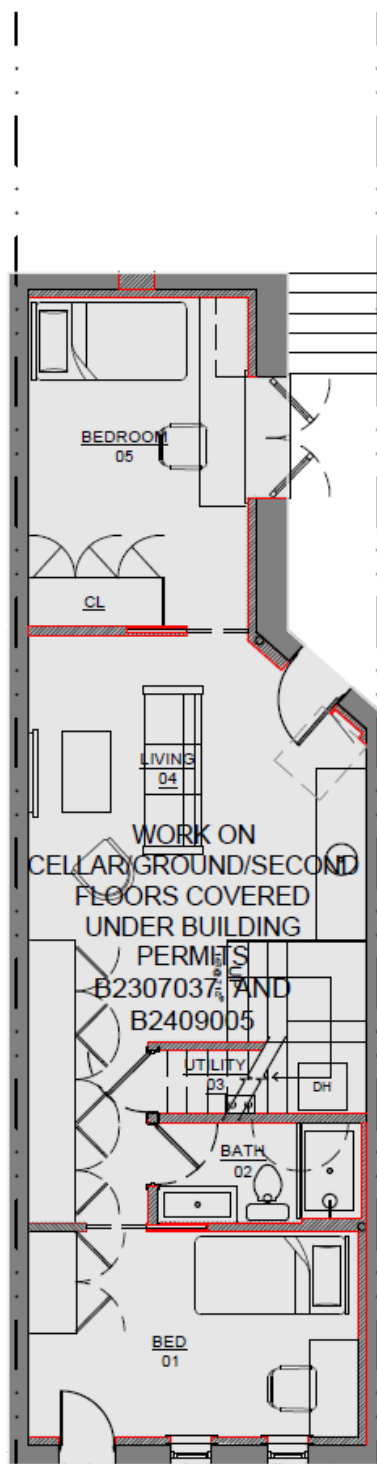
Rough Opening: 60" X 83 3/4"

Line #	Location:
85	ENTRY DOOR
Frame Radius x 20 5/8"	

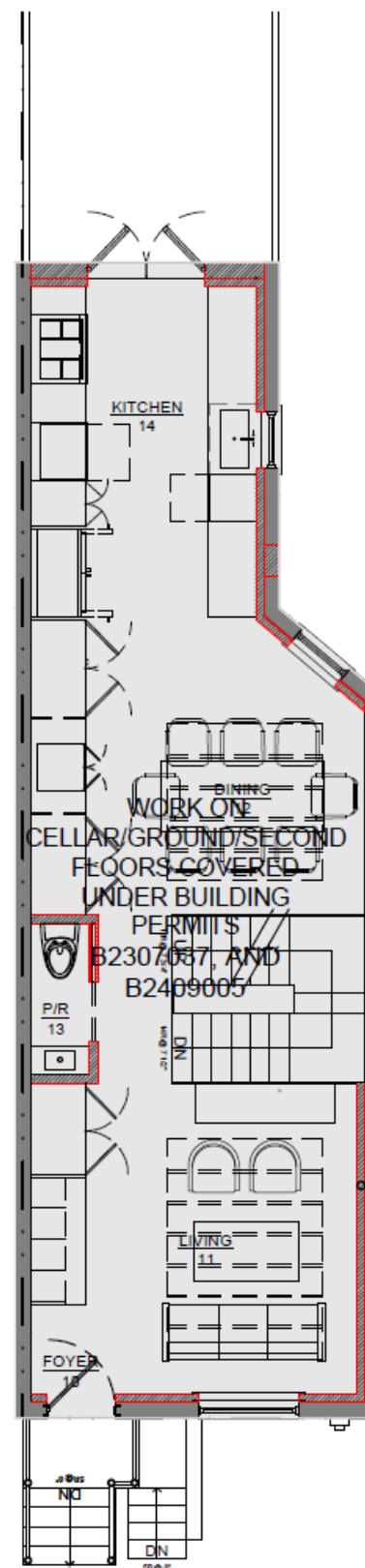


Rough Opening: 60" X 104 1/2"

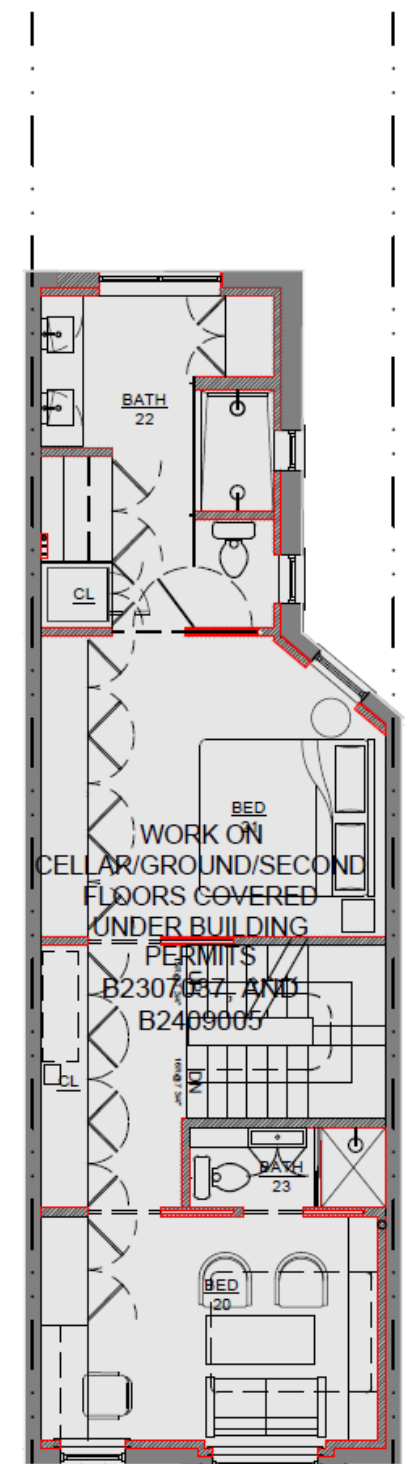




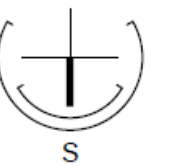
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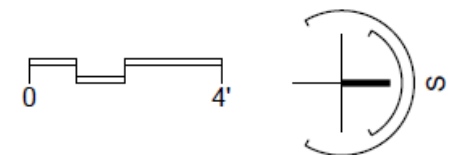
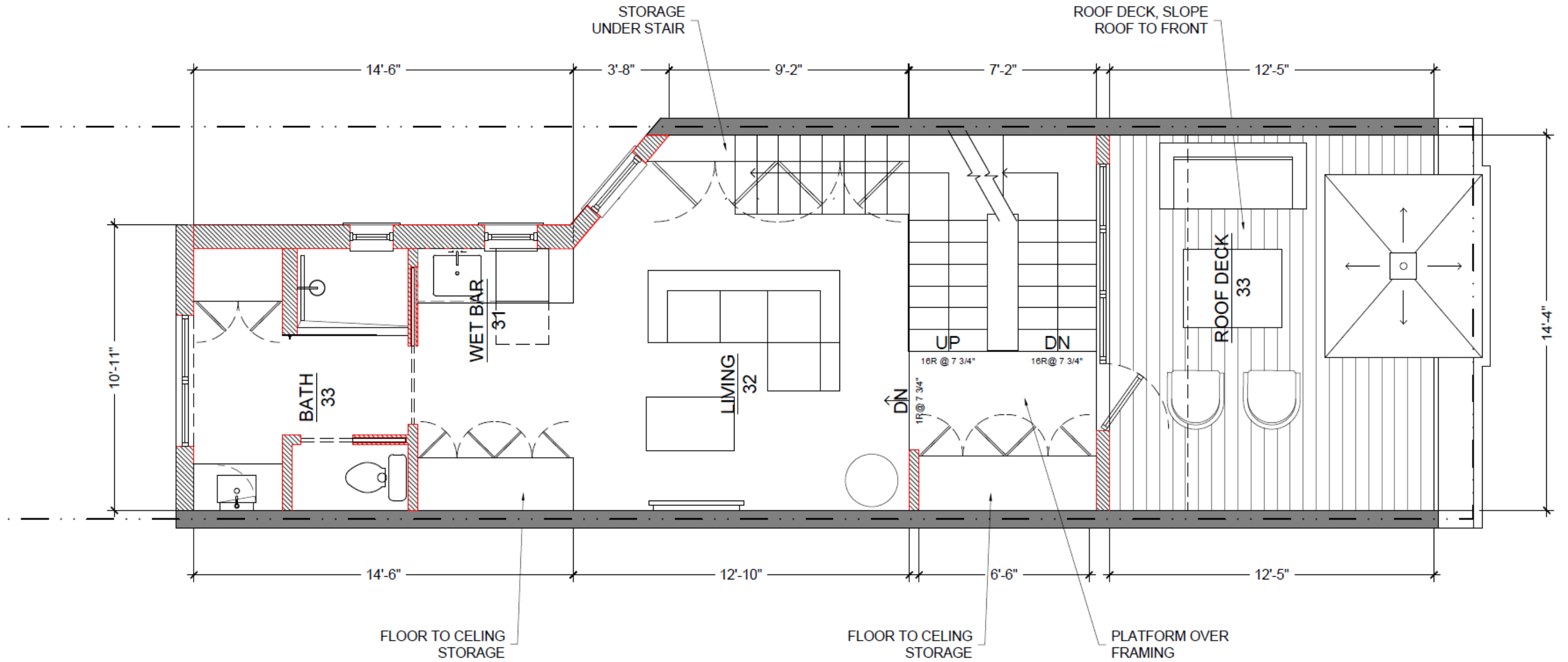


01



02





ROOF DECK

