



BZA Case #21303 Area Variance Request

- **Subject Property:**
- 1631 A St SE

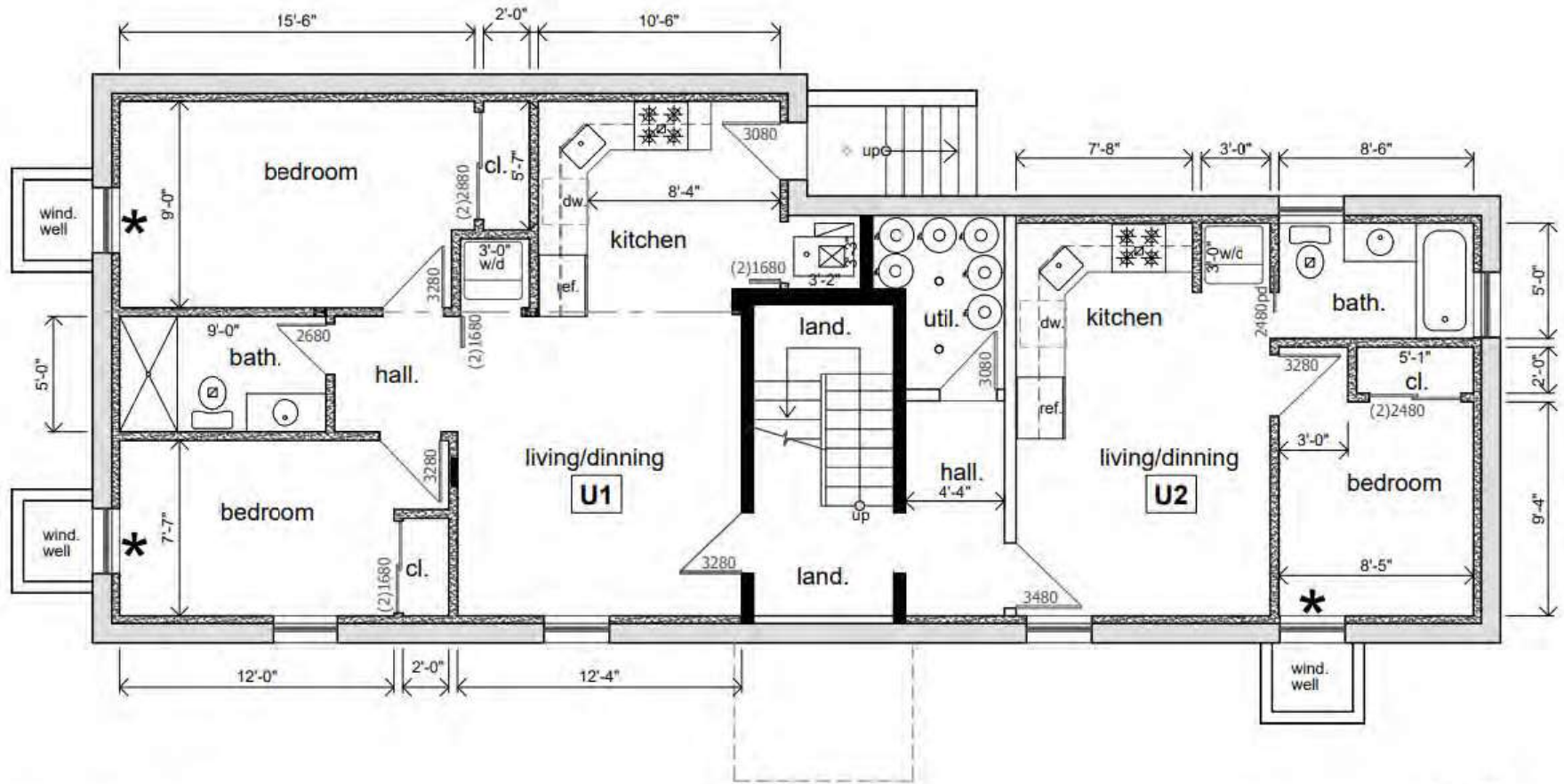
- **Owner:**
- Rasool Ahmed
- Jamal Ahmed

Project Overview

- **Address:** 1631 A Street SE
- **Zoning District:** RF-1
- **Current Use:** 4-unit apartment building
- **Proposed Use:** Conversion to a 6-unit apartment building

Zoning Relief Requested

- **Type of Relief:** Use Variance
- **Relevant Zoning Regulations:** Subtitle U-301.1(b), U-301.5(b), X-1000.1
- **Lot Area Requirement:** 900 sq ft per dwelling unit (Total 5,400 sq ft required)
- **Existing Lot Area:** 2,000 sq ft (deficiency of 3,400 sq ft)



scale: 1/4"=1'-0"

cellar
proposed floor plan

Proposed Floor Plan

Property Photos



Exceptional Conditions & Practical Difficulties

Existing Non-Conforming Status:

- Built in 1941 (pre-1958 Zoning Code)
- Currently has 4 units (RF-1 currently allows 2 units by-right)

Efficient Use of Space:

- Two additional units created within cellar space
- No exterior changes to building footprint or height

Alignment with Housing Objectives:

- Supports DC Comprehensive Plan & Mayor's Housing Equity Goals

Plat

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., January 13, 2025

Plat for Building Permit of :

SQUARE 1086 LOT 804

Scale: 1 inch = 20 feet

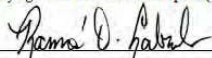
Recorded in Book A & T Tracing Page 1086

Receipt No. 25-01731

Drawn by: A.S.

Furnished to: KILLETTE AND ASSOCIATES

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


For Surveyor, D.C.

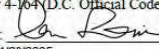
I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: 

Date: 1/20/2025

Printed Name: _____ Relationship to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.

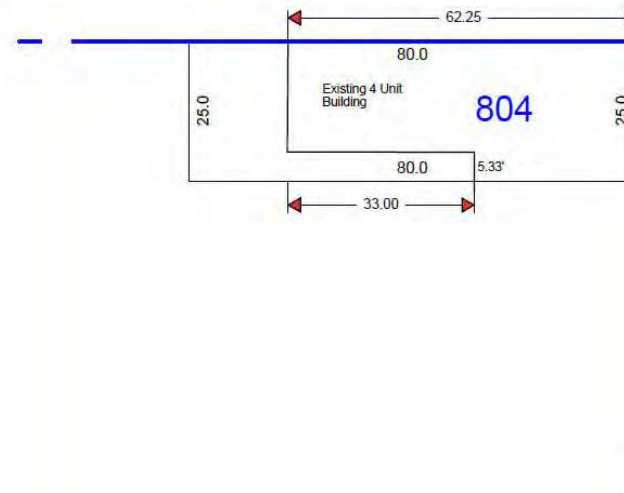


SR-25-01731(2025)

SHEET 1 OF 2

SQUARE 1086

A STREET, S.E.

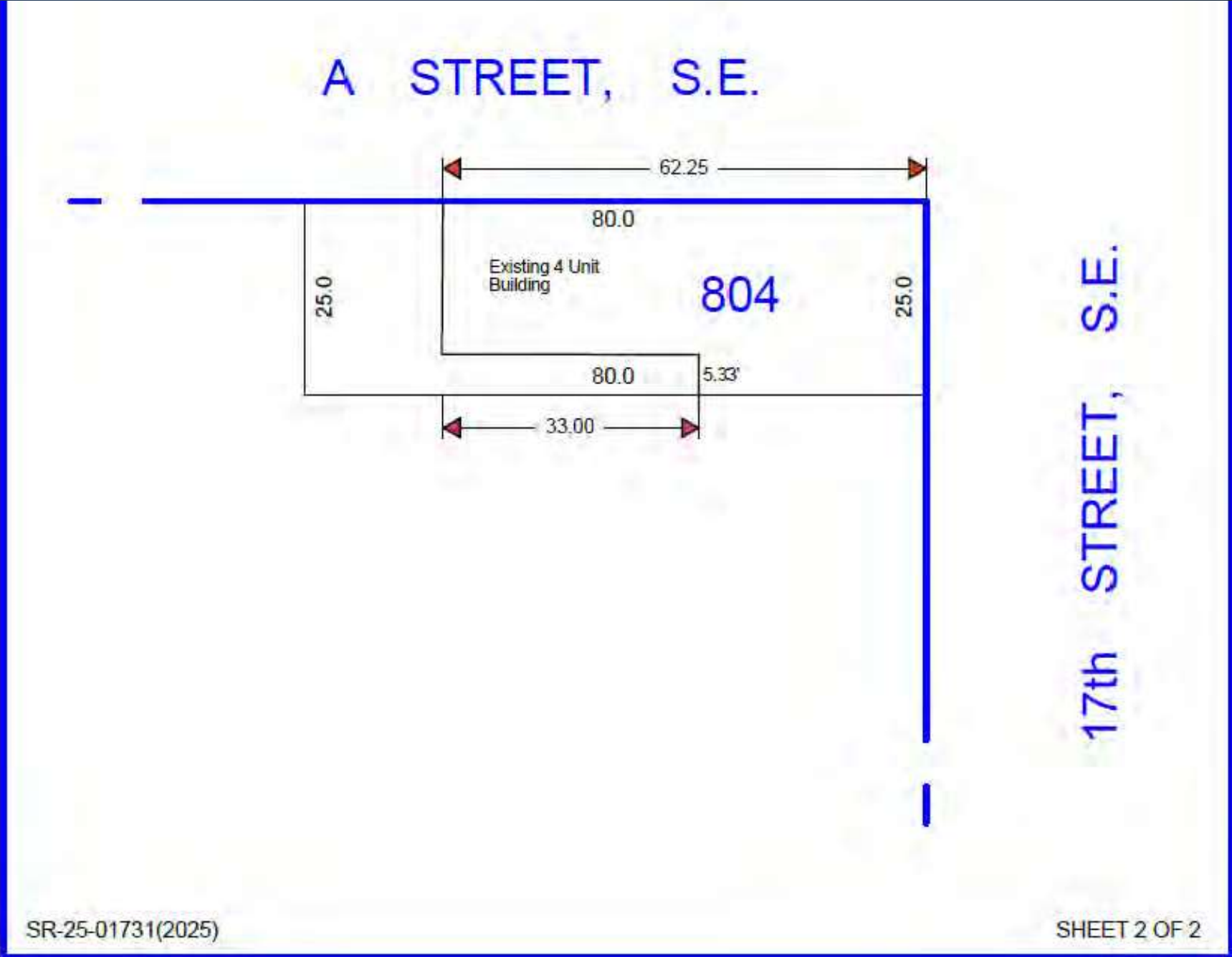


17th STREET, S.E.

SR-25-01731(2025)

SHEET 2 OF 2

Plat



No Substantial Detriment to Public Good

- **Neighborhood Context:**
 - Compatible with existing multi-unit buildings nearby
 - Consistent with neighborhood scale and density
- **Preservation of Existing Streetscape:**
 - No changes to building footprint or height
- **Enhanced Building Safety:**
 - Upgrades to electrical, plumbing, and fire safety systems
- **Community Engagement:**
 - Met with the ANC and received approval.
 - Multiple neighbors engaged.

Ownership & Property Improvement









Current Conditions

Alignment with Zoning Intent

- **Moderate Density Residential Development:**
 - Optimal use of existing residential building without expansion
- **Supporting District Housing Goals:**
 - Adds housing units in a sustainable manner
- **Maintaining Neighborhood Character:**
 - Existing scale and appearance maintained
- **Economic Feasibility:**
 - Avoids financially burdensome structural alterations

Summary of Justifications

- **Exceptional Conditions:** Non-conforming structure, currently existing space
- **No Detriment to Public Good:** Safety upgrades, no physical changes
- **Consistency with Zoning Intent:** Moderate-density, sustainable housing growth

Response to OP Report

- Built in 1941 as a 4-unit apartment house (pre-1958, legally nonconforming use)
- Historic permit record dated May 19, 1941 confirms original 4-unit status
- Existing interior cellar space supports two additional units. No expansion needed.

Response to OP Report

(2 of 2) ◀ □ ✕

Buildings: 1631 A STREET SE

Architect	Dickinson, W. E.
Builder	Dodd, Randolph
Building Name	
Data Source	DC Building Permits
Depth (foot)	63
Estimated cost	9500
Foundation material	brick & tile
Front material	
Heat	hot water
Material	brick & tile
Microfilm roll	647
Number of families	4
Owner/Developer	Battinier, Frank

[Zoom to](#) ⋮

Response to OP Report

- **Unique Condition:**
 - Legally nonconforming 4-unit use
 - Small lot + existing cellar space = fixed limitations
 - Zoning history and structure distinct from neighboring homes
- **Practical Difficulty:**
 - Zoning prevents reasonable use of code-compliant space
 - Relief allows safest, most logical reuse—no exterior impact

Response to OP Report

Policy Alignment

- Aligns with the Comprehensive Plan and Housing Equity Report goals
- Adds units without expanding footprint or altering streetscape
- No visual, structural, or environmental impact to neighbors

Conclusion

- Request BZA approval for use variance
- Project benefits:
 - Efficient use of existing structure
 - Increased housing stock
 - No adverse impacts on the neighborhood
- Alignment with city-wide planning objectives and housing goals