

June 11, 2026

VIA EMAILED PDF

Rani Xu
3919 Watson PL NW
Washington, DC 20016
rani.xu@gmail.com

**RE: 3919 Watson PL NW (Square 1806, Lot 0025) REVISED
26-Z-PDRM-00051**

Dear Ms. Xu,

This letter will confirm the substance of your meeting with my staff on February 26, 2026. The property at 3919 Watson PL NW (Square 1806, Lot 0025) is zoned RA-1 and is currently improved with a two-story row building in single household use.

The property is nonconforming for lot occupancy and the project contemplates a one-story accessory building in the rear yard for use as additional residential space, a home office, associated with the dwelling unit in the principal building. A balcony at the rear of the principal building is also contemplated as part of the proposed project.

You are seeking confirmation that the project would comply with the Zoning Regulations and more specifically the RA-1 development standards of 11 DCMR as follows.

Applicable Zoning Criteria Analysis

Criteria	Zoning Reference	Allow./Req.	Existing	Proposed
FAR	F § 201.1	0.9	Not provided	Not provided
Rear Yard	F § 207.1	20 ft.	53 ft.	49.5 ft.
Side Yard	F § 208.2	No side yard required for row buildings	N/A	N/A
Lot Occupancy	F § 210.1	40% max.	50.7%	60% Special Exception Required
Accessory Building Rear Yard	F § 5003.1	7.5 ft. setback from alley centerline	N/A	10.5 ft.
		May not occupy more than 30% of the required rear yard	N/A	Would not occupy greater than 30% of the required rear yard

Pursuant to B-318.7, where a lot does not have a rear lot line, such as when the side yards converge at a point, or where the rear lot lines intersect at an angle less than ninety degrees (90°), a required rear yard shall be measured as an arc from the point opposite the front lot line(s). Measuring the rear yard as an arc from the point opposite the front lot line results in a conforming rear yard. Furthermore, the proposed accessory building would not occupy greater than 30% of the required rear yard.

Pursuant to F-5000.3, accessory buildings shall be included in the calculation of lot occupancy and the floor area ratio (FAR) of the RA zones. The proposed accessory building and proposed balcony, greater than 4 feet in height above grade, would count towards lot occupancy. The property is nonconforming for lot occupancy and the proposed project would increase the existing nonconforming condition and would require special exception relief pursuant to F-5201.1(a) for the proposed balcony and F-5201.2(a) for the proposed accessory building.

The Office of the Zoning Administrator (OZA) can provide a BZA Referral Memorandum that details the zoning relief required based on a building permit application, which the OZA would use as the basis for preparing the referral memo. The building permit application would need to include plans that illustrate the layout and exterior features of the space planned to be constructed and/or occupied, including elevations and an official plat from the Office of the Surveyor on which the site plan must be drawn to scale.

If you have any additional questions, please feel free to reach out.

Sincerely,

Elisa Vitale for KAB

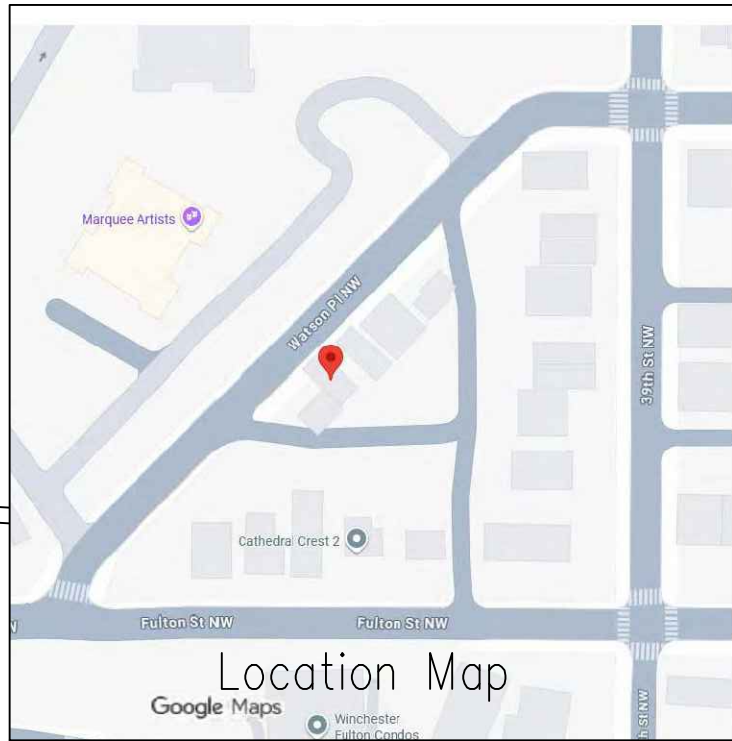
Kathleen A. Beeton AICP
Zoning Administrator

Attachment: Site Plan
 Proposed Plat
 Example Shed Photo

Zoning Technician: Kwasi Cook

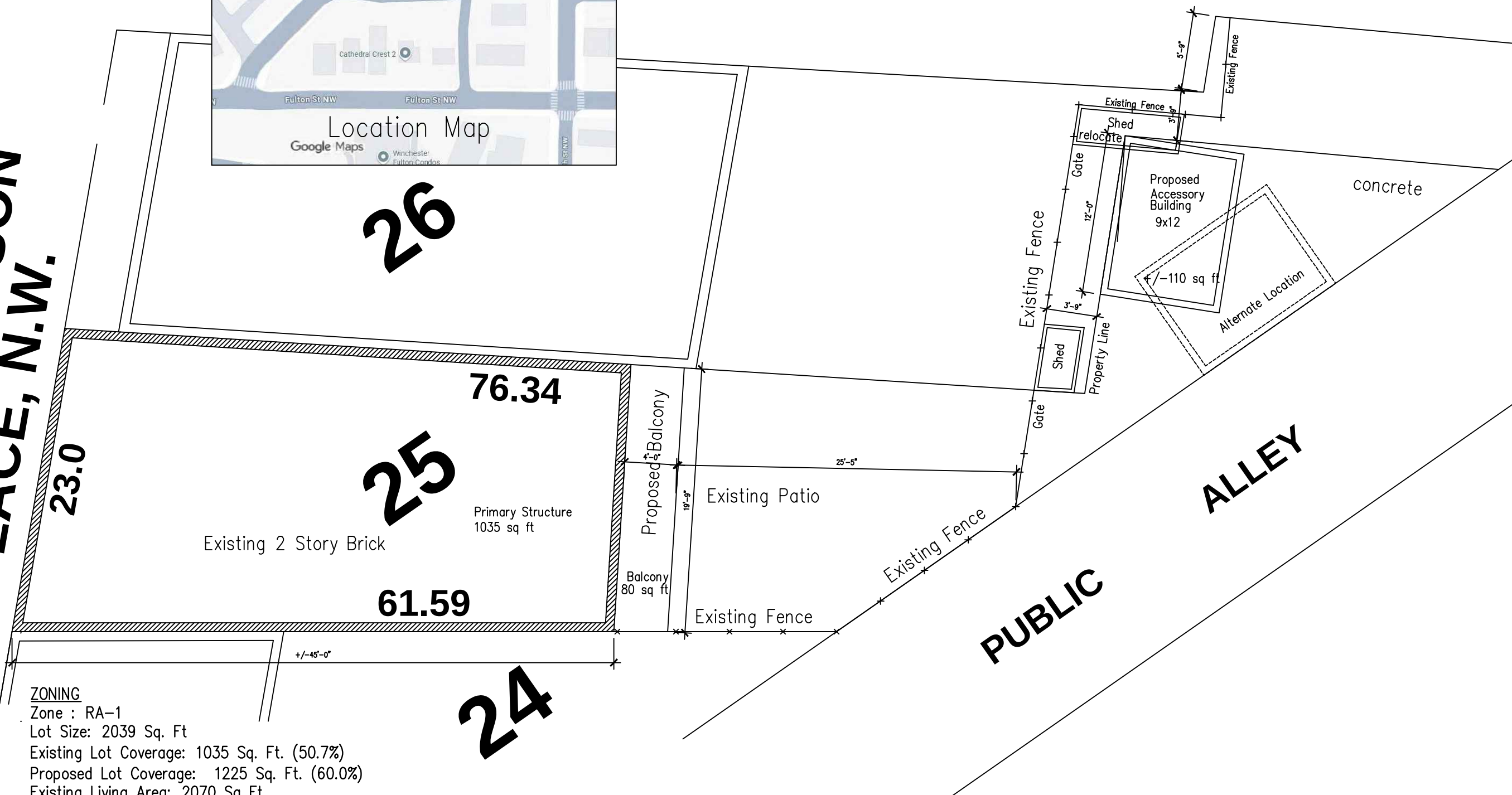
DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in 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 DOB 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 DOB.

WATSON
PLACE, N.W.



SCOPE OF WORK

- Erect New Pre-fabricated Accessory Structure
- New balcony along rear of primary structure



ZONING
Zone : RA-1
Lot Size: 2039 Sq. Ft
Existing Lot Coverage: 1035 Sq. Ft. (50.7%)
Proposed Lot Coverage: 1225 Sq. Ft. (60.0%)
Existing Living Area: 2070 Sq Ft.
Proposed Living Area: 2070 Sq. Ft.

SQ. 1806 Lot 25 3919 Watson Pl NW
Site Plan

No.	Revision/Issue	Date

Prep Name and Address
Inner City
Development, LLC
1516 12th St NW
WDC 20005

Project Name and Address
Rau Xu
3919 Watson Pl NW
Washington, DC 20016

Project	2601	Sheet
Date	Jan 12, 2026	C0001
Scale	1/4" = 1'-0"	

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., December 17, 2025

Plat for Building Permit of :

SQUARE 1806 LOT 25

Scale: 1 inch = 20 feet

Recorded in Book 152 Page 183

Receipt No. 26-01077

Drawn by: B.S.

Furnished to: JOEL HEISEY

“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).”

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, as 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: 12/17/25 _____

Printed Name: Joel Heisey _____

Relationship to Lot Owner: Agent _____

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



SCALE: 1:20

SQUARE 1806

