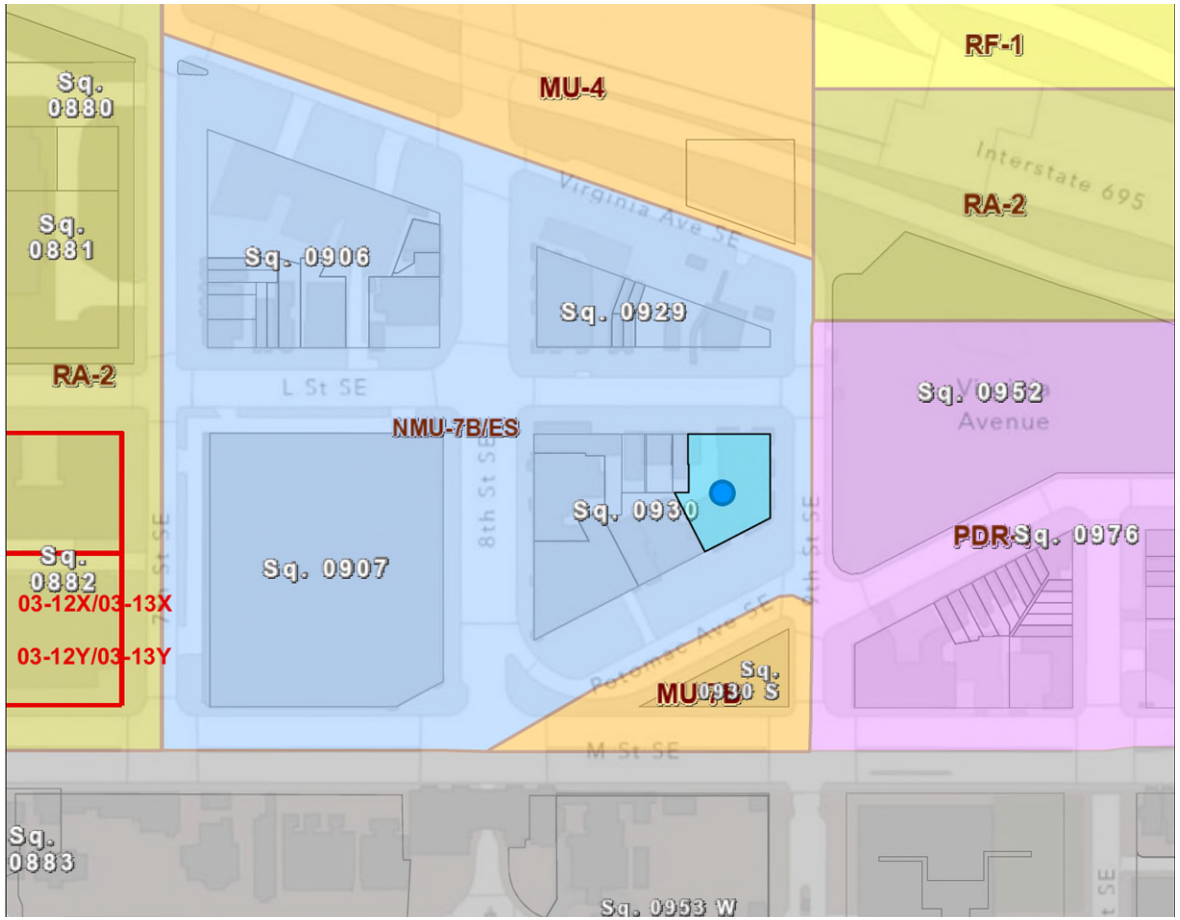
BZA Case No. 19616B
818 Potomac Ave. SE

October 28, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 19616B
EXHIBIT NO. 19

Site Location and Zoning

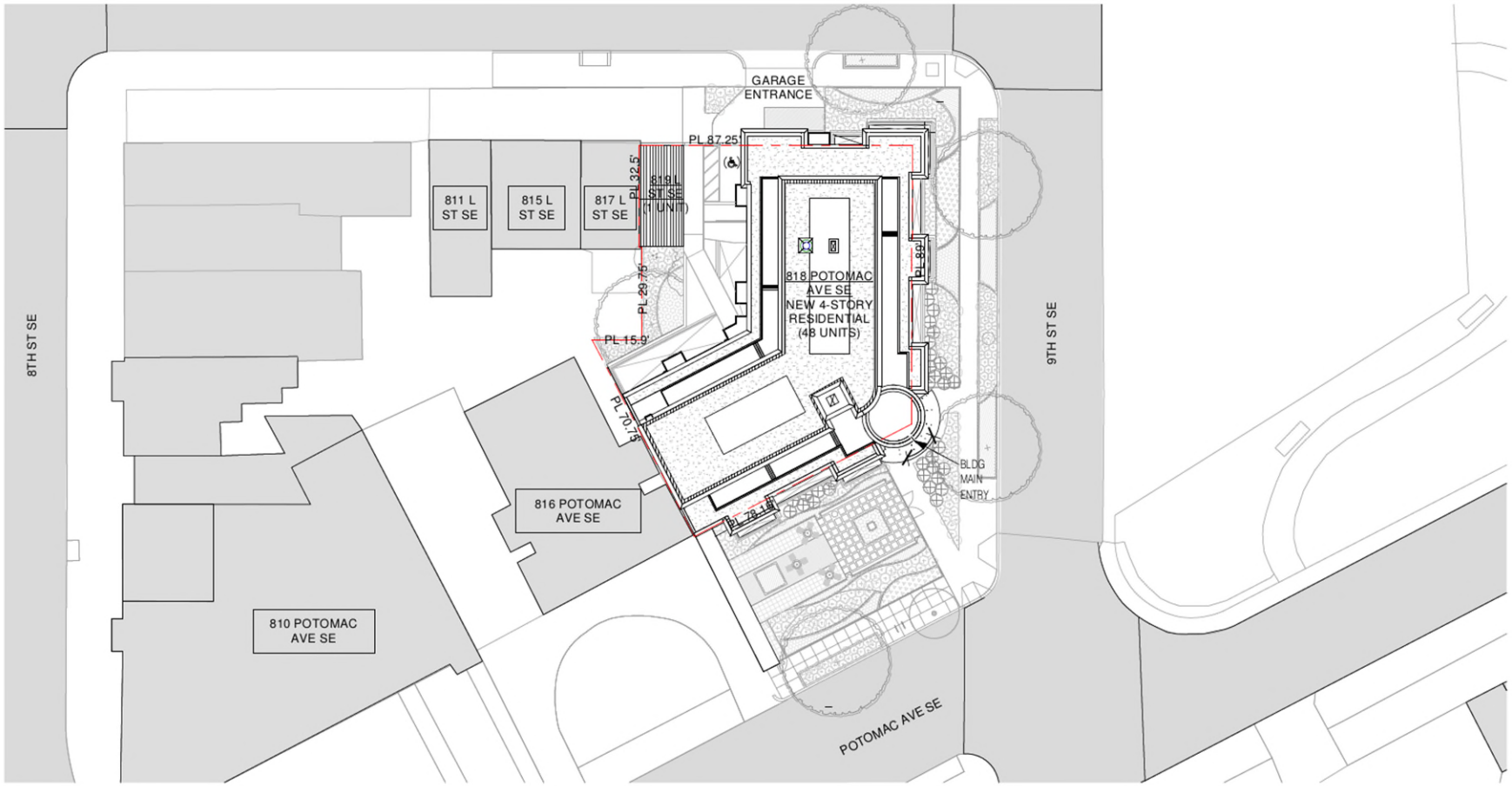


BZA History

- BZA Order 19616 (2018) – special exceptions for new 49-unit residential building that opened in 2021

- BZA Order 19616A (2021) – special exceptions from loading and bicycle parking locker/showers to change use to 49-unit lodging; relief was limited to five years (expired July 14, 2026)

Site Plan


GARAGE ENTRANCE
PL 87.25'
PL 32.5'
811 L ST SE
815 L ST SE
817 L ST SE
818 POTOMAC AVE SE
NEW 4-STORY RESIDENTIAL (48 UNITS)
PL 29.75'
PL 15.9'
PL 70.75'
PL 78.1'
PL 82'
BLDG MAIN ENTRY
816 POTOMAC AVE SE
810 POTOMAC AVE SE
8TH ST SE
9TH ST SE
POTOMAC AVE SE

Requested Relief

- **Special Exception from loading requirement** (11-C § 901.1) for 48-unit lodging

- **Maintain same conditions from Order No. 19616A EXCEPT**:
  - #6 – Term of Approval. Requesting NO term of approval
  - #7 – Flexibility to change principal use. No longer applicable under 11-A § 304.10(d)(1)

Satisfaction of Special Exception Standards

- *The only means by which a motor vehicle could access the lot is from a public street, and provision of curb cut/driveway would violate Chapter 9 of Zoning Regulations, or Chapters 6 or 11 of Title 24 (11-C § 909.2(a))*
  - No alley and existing curb cut on L Street to serve parking
  - Loading cannot be accommodated by existing curb cut
  - Second curb cut for loading would violate 24 DCMR § 605.8 (specifications of curb cuts and driveways), which are described in DEM
    - Multiple curb cuts disfavored
    - Curb cuts at same property must be at least 12 ft apart
    - Driveway accessed by curb cut at least 60 feet from intersection, and at least 24 feet between curb cuts on adjacent properties
  - Part of building would have to be removed in any event to accommodate loading
- *Relief would be in harmony with general purpose and intent of Zoning Regulations and Maps and will not tend to affect adversely neighboring property (11-X § 901.2)*
  - Demonstrated no adverse impact over last five years because loading activity is very limited
  - Loading will continue from on street, and TDM and LM Plans will continue

