

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Joshua Mitchum, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: June 20, 2025

SUBJECT: BZA Case 21269, Special Exception request to establish and operate a health care facility for 32 beds in an existing, detached three-story residential dwelling with a cellar in the RF-1 Zone.

I. BACKGROUND

This application was originally scheduled for the April 17, 2025 Board of Zoning Adjustment (BZA) meeting. The BZA approved a request to postpone the hearing to July 2, 2025. Since that time, no changes to the proposal have been filed to the record.

II. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested special exception from Subtitle U § 203.1(j) pursuant to Subtitle X § 901 (1 to 8 persons allowed as matter-of-right; 9 to 300 persons by special exception; up to 32 persons proposed).

III. LOCATION AND SITE DESCRIPTION

Address:	2314 Shannon Place SE
Applicant:	GAH Development, LLC
Legal Description:	Square 5788; Lot 0011
Ward / ANC:	Ward 8; ANC 8A
Zone:	RF-1, Low to Moderate-Density Residential
Lot Characteristics:	The 3,008 square feet lot is rectangular in shape and has 25 feet of frontage along Shannon Place SE, and 25 feet of frontage along a 20-foot-wide public alley.
Existing Development:	The lot is currently improved with a three-story residential building with a cellar.
Adjacent Properties:	The property is bounded to the north by a 20-foot-wide public alley, to the south by Shannon Place SE, to the west by a single-family residential dwelling in the RF-1 Zone, and to the east by single-family residential dwelling also in the RF-1 Zone.

Surrounding Neighborhood Character:	The surrounding neighborhood is characterized by single-family residential uses in the RA-1 Zone as well as multi-family residential uses and mixed-uses in the MU-4 and MU-5 Zones. Anacostia Metro Station is approximately 550 feet away from the subject site, as well as the Islamic Heritage Museum.
Proposed Development:	The Applicant is proposing to establish and operate a health care facility with up to 32 beds in an existing, detached three-story residential dwelling with a cellar. No additions to the existing building are proposed.

IV. ZONING REQUIREMENTS and RELIEF REQUESTED

RF-1 Zone	Regulation	Existing	Proposed	Relief
Height E § 203	35 feet max. 3 stories max.	3 stories	No change	None requested
Lot Width E § 202	18 feet min.	25 feet	No change	None requested
Lot Area E § 202	1,800 square feet min.	3,008 square feet	No change	None requested
Lot Occupancy E § 210	60% max.	Not given	No change	None requested
Rear Yard E § 207	20 feet min.	Not given	No change	None requested
Side Yard E § 208	None, or 5 feet min. if provided.	Not given	No change	None requested
Parking C § 701	1 space per 2 dwelling units min.	2 spaces	No change	None requested
Use U § 210	Health Care Facility: <ul style="list-style-type: none"> 1-8 persons (Matter of Right) 9-300 persons (Special Ex.) 	N/A	32 persons	Special Exception relief

V. OFFICE OF PLANNING ANALYSIS

Subtitle U § 203(j) SPECIAL EXCEPTIONS USES – R-USE GROUPS A, B, AND C

203.1(j) *Health care facility use for nine (9) to three hundred (300), not including resident supervisors or staff and their families, subject to the following conditions:*

- (1) *In R-Use Group A, there shall be no other property containing a health care facility either in the same square or within a radius of one thousand feet (1,000 ft.) from any portion of the property;*

Not applicable.

- (2) *In R-Use Groups B and C, there shall be no other property containing a health care facility either in the same square or within a radius of five hundred (500 ft.) from any portion of the property;*

Not applicable.

- (3) *There shall be adequate, appropriately located, and screened off-street parking to provide for the needs of occupants, employees, and visitors to the facility;*

The Applicant is proposing two off-street parking spaces in the rear of the property, which exceeds the use requirements of 1 space per 1,000 square feet in excess of 3,000 square feet, with a minimum of 1 space (Subtitle C §701.5). OP notes, however, that the Applicant has not provided material that shows that the parking will be adequately screened from view. The applicant should also provide a more detailed description of how the 2 parking spaces would be adequate for this facility.

- (4) *The proposed facility shall meet all applicable code and licensing requirements;*

The Applicant will be required to obtain all requisite licenses from the DC Health Department prior to permitting and operating.

- (5) *The proposed facility shall not have an adverse impact on the neighborhood because of traffic, noise, operations, or the number of similar facilities in the area; and*

The proposed use should not have a significant adverse impact on the surrounding neighborhood as it relates to noise or operations. The Applicant states that all residents will remain on site for treatment and services, and most of the operations will be indoors. Outdoor operations will be limited to low noise-generating activities such as gardening and reading, and are only anticipated to occur during warm seasons.

Furthermore, the proposed use should not have a significant adverse impact on the surrounding neighborhood as it relates to traffic. Traffic generated from the site would be limited to staff, delivery/service vehicles, visitors, and occasional medical care specialists that would perform on-site visits with patients. The Applicant also states that they anticipate staff commuting to the site via public transportation, thus further decreasing potential vehicular traffic.

- (6) *More than one (1) health care facility in a square or within the distances of (1) and (2) above may be approved when the Board of Zoning Adjustment finds that the cumulative effect of facilities will not have an adverse impact on the neighborhood because of traffic, noise, operations.*

This criterion is not applicable, as the subject site is zoned RF-1, which does not R-Use Groups A, B, or C and is not subject to the special requirements of (1) and (2) of Subtitle U § 203(j).

Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS

901.2 *The Board of Zoning Adjustments is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

- (a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The requested special exception relief would be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map, as a health care facility use is permitted by right or by special exception subject to conditions, depending on the number of beds proposed. The subject property has generally met the burden of proof as outlined in Subtitle U § 203(j).

- (b) *Will not tend to affect adversely, the use of the neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

As discussed in this report, the proposed health care facility use should not unduly impact neighboring properties as it relates to noise, traffic, or operations in accordance with the Zoning Regulations and Zoning Map.

- (c) *Will meet special conditions as may be specified in this title.*

This criterion is not subject to the subject application.

VI. OTHER DISTRICT AGENCIES

The District Department of Transportation (DDOT) has indicated to OP that it has no objections to the approval of the application. Comments from other District agencies have not been received.

VII. ADVISORY NEIGHBORHOOD COMMISSION

As of the date of this report, a formal report from ANC 8A detailing its assessment of the subject application has not been received.

VIII. COMMUNITY COMMENTS

As of the date of this report, one letter from a community member expressing concerns has been submitted into the record as Exhibit 23.

Attachments: (1) Location Map

Location Map

