

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**



**BZA Application No. 21275  
HSMG Properties, LLC  
4401 16<sup>th</sup> Street, NW (Square 2701, Lot 809)**

**HEARING DATE:** April 30, 2025  
**DECISION DATE:** April 30, 2025

**SUMMARY ORDER**

**RELIEF REQUESTED.** The application requests the following relief in order to permit a child development center for 118 children and 25 staff, in a detached three-story building in the R-1B zone:

- Special Exception under the daytime care use requirements of Subtitle U § 203.1(h), pursuant to Subtitle X § 901.2
- Special Exception from the parking screening requirements of Subtitle C § 714.1, pursuant to Subtitle C § 714.3 and Subtitle X § 901.2
- Special Exception from the parking screening requirements of Subtitle C § 714.2, pursuant to Subtitle C § 714.3 and Subtitle X § 901.2
- Special Exception from the parking lot landscaping requirements of Subtitle C § 715.1, pursuant to Subtitle C § 715.9 and Subtitle X § 901.2

The zoning relief requested in this case was self-certified. (Exhibit 30B – Final Revised; Exhibit 5 - Original.)<sup>1</sup>

**PARTIES.** The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 4E, the “affected ANC” pursuant to Subtitle Y §§ 101.8 and 403.5(b) of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified).

**NOTICE OF THE APPLICATION AND PUBLIC HEARING.** The Board of Zoning Adjustment (the "Board") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

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<sup>1</sup> The applicant amended the application to add special exceptions from the screening requirements of Subtitle C §§ 714.1 and 714.2, and a special exception from the landscaping requirements of Subtitle C § 715.1.

**ANC REPORT.** The ANC's report indicated that at regularly scheduled, properly noticed public meetings on March 25 and April 29, 2025, at which a quorum was present, the ANC voted to support the application. (Exhibit 43.) The ANC report raised no issues or concerns.

**OFFICE OF PLANNING ("OP") REPORT.** OP submitted a report recommending approval of the application. (Exhibit 34.)

**DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT.** DDOT submitted a report indicating that it had no objection to the application because it concluded that the relief would not result in any adverse impacts to the District's transportation network. DDOT recommended conditions related to short- and long-term bicycle parking spaces and a TDM plan. The Board did not adopt the bicycle parking conditions, but did adopt the TDM plan as part of this order. (Exhibit 35.)

**PERSONS IN SUPPORT.** The Board received 10 letters from neighbors in support of the application. (Exhibits 16, 19, 20, 22-24, 36, 37, 40, and 41.)

### **CONCLUSIONS**

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested special exception relief can be granted because:

- It is in harmony with the general purpose and intent of the Zoning Regulations and Map;
- It will not tend to affect adversely the use of neighboring property; and
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief.

### **DECISION**

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for the requested relief:

- Special Exception under the daytime care use requirements of Subtitle U § 203.1(h), pursuant to Subtitle X § 901.2
- Special Exception from the parking screening requirements of Subtitle C § 714.1, pursuant to Subtitle C § 714.3 and Subtitle X § 901.2
- Special Exception from the parking screening requirements of Subtitle C § 714.2, pursuant to Subtitle C § 714.3 and Subtitle X § 901.2
- Special Exception from the parking lot landscaping requirements of Subtitle C § 715.1, pursuant to Subtitle C § 715.9 and Subtitle X § 901.2

Accordingly, it is **ORDERED** that the application is **GRANTED** consistent with the revised plans shown in Exhibit 21C of the record, as required under Subtitle Y §§ 604.9 and 604.10, subject to the following **CONDITIONS**:

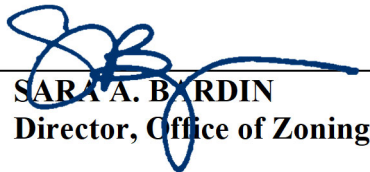
1. The Applicant shall implement the Transportation Demand Management Plan as described in the DDOT report in Exhibit 35.
2. The Applicant shall provide 13 zoning-compliant off-street parking spaces and eight additional non-compliant parking spaces in a stacked configuration. The applicant may also provide four additional stacked parking spaces in public space along the Webster Street, NW right-of-way, only if a Public Space Occupancy Permit is approved.

**VOTE: 4-0-1** (Frederick L. Hill, Carl H. Blake, Chrishaun S. Smith, and Robert E. Miller to APPROVE; one Board seat vacant)

**BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT**

A majority of the Board members approved the issuance of this order.

**ATTESTED BY:**

  
**SARA A. BORDIN**  
Director, Office of Zoning

**FINAL DATE OF ORDER:** May 6, 2025

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.14, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

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PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

PURSUANT TO 11 DCMR SUBTITLE A § 303, THE PERSON WHO OWNS, CONTROLS, OCCUPIES, MAINTAINS, OR USES THE SUBJECT PROPERTY, OR ANY PART THERETO, SHALL COMPLY WITH THE CONDITIONS IN THIS ORDER, AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT. FAILURE TO ABIDE BY THE CONDITIONS IN THIS ORDER, IN WHOLE OR IN PART SHALL BE GROUNDS FOR THE REVOCATION OF ANY BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY ISSUED PURSUANT TO THIS ORDER.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 ET SEQ. (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.