

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Crystal Myers, Case Manager
 JL Joel Lawson, Associate Director Development Review
DATE: May 28, 2025

SUBJECT: BZA Case 21297: Request for special exception from bicycle parking requirements for a recreation center at 1400 41st St. SE.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle X §901 and C§ 807:

- C§ 802.1 Long-term bicycle Requirement (3 spaces required, 0 provided)

II. LOCATION AND SITE DESCRIPTION

Address	1400 41 st St. SE
Applicants	Cozen O'Connor on behalf of DC Dept. of General Services
Legal Description	Square 5369 Lot 807 Parcels 201/204, 201/213, 201/214
Ward, ANC	Ward 7; ANC 7B
Zone	R-2, low density residential. A community center is a use permitted by-right in this zone
Historic Districts	None
Lot Characteristics	120,435 sq.ft. tax lot with a public alley in the rear
Existing Use	Ft. Davis Recreation Center
Adjacent Properties	Single dwelling residences
Surrounding Neighborhood Character	Single dwelling residential neighborhood
Proposed Development	The proposal would permit the construction of a new recreation center

III. LOCATION



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

	Regulation	Existing	Proposed ¹	Relief
C § 802.1 Long Term bicycle spaces (Community based Facility)	3 spaces	0 spaces	0 spaces	Special Exception Requested
C § 802.1 Short-Term bicycle spaces (Community based Facility)	6 spaces	Not Provided	14 spaces	Conforms

V. OP ANALYSIS

Subtitle X Section 901 Special Exception Review Standards

901.2 The Board of Zoning Adjustment 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;

¹ Information provided by the Applicant

The Applicant expects demand to be low for long-term bicycle parking which usually benefits employees or residents who are on-site for a long time. In this case, there would be few on-site employees and no residents. Instead of providing long-term spaces the proposal includes more than double the required short-term spaces, as well as two showers and lockers for cyclists to use. These considerations would allow visitors and employees to bike to the premises so the proposal would be in harmony with the purpose and intent of the Regulations.

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

The proposal should not adversely impact neighboring properties. It includes 14 short-term bicycle spaces, which exceeds the short-term spaces requirement and should more than adequately meet demand for bicycle parking. The short-term spaces would be located near the building entrance, so they should not have an impact on neighboring properties.

Subtitle C Section 807.2 Special Exception from Bicycle Parking Requirements:

807.2 The Board of Zoning Adjustment may grant full or partial relief from the minimum number or dimensions of long-term or short-term bicycle parking spaces required for a use or structure by this section, as a special exception under Subtitle X, Chapter 9, and subject to the limitations of Subtitle C § 807.3, and the applicant's demonstration to the Board's satisfaction of any of the following:

- (a) *The use or structure will generate demand for less bicycle parking than the minimum bicycle parking standards require, as a result of:*

(1) *The nature of the use or structure;*

According to the Applicant, a recreation center has a lower demand for long-term bicycle spaces than other government uses. On a given day the proposed recreation center would have no more than three full-time employees and one part-time employee. The demand for bicycle parking at a recreation center would mostly be for short-term bicycle parking. Fourteen short-term bicycle spaces are proposed, which is more than double the required amount. This should minimize demand for long-term parking at the recreation center.

807.3 Relief granted under Subtitle C § 807.2 from the number and dimensional bicycle parking requirements of this section shall be:

- (a) *Proportionate to the reduction in bicycle parking demand demonstrated by the applicant;*

The low number of employees and the high number of short-term bicycle parking spaces are expected to result in minimal if any demand for long-term spaces.

- (b) *Limited to the amount of relief from the requirements that the applicant demonstrates is necessary and cannot reasonably be provided on the site as proposed to be developed in the application.*

As discussed above, little demand for long-term bike parking spaces is expected for the proposed recreation center because of the low number of employees and the high number of short-term bike parking spaces proposed.

VI. OTHER DISTRICT AGENCIES

[At Exhibit 18](#) DDOT submitted a report where they state no objection to the relief with conditions. There are no comments from other agencies in the record at this time.

VII. ADVISORY NEIGHBORHOOD COMMISSION

There is no report from ANC 7B in the record at this time.

VIII. COMMUNITY COMMENTS

There are no community comments in the record at this time.