

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**BZA Application No. 21303**  
**Jamal Ahmed**  
**1631 A Street, SE (Square 1086, Lot 804)**

**HEARING DATE:** September 24 and October 22, 2025<sup>1</sup>  
**DECISION DATE:** October 22, 2025

**SUMMARY ORDER**

**RELIEF REQUESTED.** The application requests the following relief in order to increase from 4 to 6 dwelling units in an existing semi-detached, two-story with cellar, apartment house in the RF-1 zone:

- Special Exception from the minimum vehicle parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Area Variance from the apartment house lot area requirements of Subtitle U § 301.5(b), pursuant to Subtitle X § 1002.1(a)

The zoning relief requested in this case was self-certified. (Exhibit 34B.)<sup>2</sup>

**PARTIES.** The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 7D, 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 application was originally scheduled for the June 25, 2025 public hearing date, and was postponed twice at the request of the Applicant.

<sup>2</sup> The application was initially accompanied by a Zoning Administrator Memorandum dated February 20, 2025, in Exhibit 8 requiring use variance relief from the maximum number of principal dwelling requirements of Subtitle U § 301.1(b) and from the apartment house lot area requirement of Subtitle U § 305.1(b). A second Zoning Administrator memorandum dated March 21, 2025, was submitted to the record in Exhibit 10 with identical relief requests. The Applicant later amended the application, withdrawing the relief from the use variance from U § 301.1(b), modified the request from U § 305.1(b) to an area variance, and requested a special exception from the vehicle parking requirements of Subtitle C § 701.5.

**ANC REPORT.** The ANC’s report indicated that at a regularly scheduled, properly noticed public meeting on June 10, 2025, at which a quorum was present, the ANC voted to support the original application. (Exhibit 24.) The ANC report raised no issues or concerns.<sup>3</sup>

**OFFICE OF PLANNING (“OP”) REPORT.** OP submitted three reports to the record:

- The original OP report, dated June 12, 2025, recommended denial of the original application. (Exhibit 22.)
- The supplemental OP report, dated September 12, 2025, recommended approval of the revised application. (Exhibit 38.)
- The final OP report, dated October 10, 2025, continued to recommend approval of the revised application, and provided additional background on the “900-square-foot” rule at the Board’s request. (Exhibit 46.)

**DISTRICT DEPARTMENT OF TRANSPORTATION (“DDOT”) REPORT.** DDOT submitted a report indicating that it had no objection to the original application because it concluded that the relief would not result in any adverse impacts to the District’s transportation network. (Exhibit 21.)

**PERSONS IN SUPPORT.** The Board received two letters from neighbors in support of the application (Exhibits 28 and 32.)

**PERSONS IN OPPOSITION.** The Board received one letter in opposition to the application from the Capitol Hill Restoration Society. (Exhibit 23.)

## **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 and variance 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;
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief;
- There exists an exceptional or extraordinary situation or condition related to the property;
- The exceptional condition creates a practical difficulty, in the case of an area variance, or an undue hardship, in the case of a use variance, in complying with the Zoning Regulations;
- The relief can be granted without substantial detriment to the public good; and

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<sup>3</sup> The ANC did not submit an updated report regarding the Applicant’s amended application.

- The relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

**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 from the minimum vehicle parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Area Variance from the apartment house lot area requirements of Subtitle U § 301.5(b), pursuant to Subtitle X § 1002.1(a)

Accordingly, it is **ORDERED** that the application is **GRANTED** consistent with the plans shown in Exhibit 9 of the record, as required under Subtitle Y §§ 604.9 and 604.10,

**VOTE: 3-0-2** (Frederick L. Hill, Carl H. Blake, and Anthony J. Hood to APPROVE; Chrishaun S. Smith not present, not participating; 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:**

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

**FINAL DATE OF ORDER:** October 28, 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.

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.

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.