

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Shepard Beamon, Development Review Specialist
 JL Joel Lawson, Associate Director Development Review
DATE: July 1, 2025

SUBJECT: BZA Case 21308 Special Exception relief to construct three new units in the cellar of an existing semi-detached four-unit apartment house at 2622 41st Street NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception relief pursuant to Subtitle X, Chapter 9:

- Subtitle U § 421, New Residential Developments (RA-1)

II. LOCATION AND SITE DESCRIPTION

Address	2622 41 st Street NW
Applicant	Zachary Williams for 2622 41st Group LLC
Legal Description	Square 1708, Lot 13
Ward, ANC	Ward 3 ANC 3B
Zone	RA-1
Lot Characteristics	An interior lot measuring 4,671 sq. ft. in area with rear alley access and a 15-foot front building restriction line.
Existing Development	Two-story plus cellar apartment building with four units.
Adjacent Properties	Two-story semi-detached apartment buildings.
Surrounding Neighborhood Character	The surrounding neighborhood consists of a mix of housing types, including attached, semi-detached, and detached single-family homes and apartment buildings.
Proposed Development	Three-story plus cellar apartment building with seven units - 2 additional units in the cellar and one within a new third floor addition, all within the existing building footprint.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: RA-1	Regulation	Existing	Proposed	Relief
Apartment House / Rowhouse U § 421	Permitted by sp. ex.	4-unit apartment building	7-unit apartment building	Relief requested

Board of Zoning Adjustment

District of Columbia

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Zone: RA-1	Regulation	Existing	Proposed	Relief
Density F § 201	0.9	0.75	0.9	None requested
Lot Width F § 202	N/A	44 ft.	No change	None requested
Lot Area F § 202	1,800 sq. ft. min.	4,671 sq. ft.	No change	None requested
Height F § 203	40 ft. max./3 stories	28.5 ft.	33.1 ft.	None requested
Rear Yard F § 207	20 ft. min.	34.3 ft.	No change	None requested
Side Yard F § 208	8 ft. (3 in. per foot of building height but not less than 8 ft.)	9 ft.	No change	None requested
Lot Occupancy F § 210	40% max.	37.5%	No change	None requested
Parking C § 701	1 per 3 units > 4 units (1 space min.)	1	No change	None requested

IV. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 421, New Residential Developments (RA-1)

421.1 In the RA-1 and RA-6 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

The applicant proposes to construct three new apartment units in addition to the existing four units in the cellar and a proposed third story.

421.2 The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:

(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and

The application was referred to the Office of the State Superintendent for Education (OSSE) at [Exhibit 18](#). While comments were not received, 2024-2025 DCPS School Profiles presents the following in-boundary data for the relevant public schools:

Stoddert Elementary School – 79%

Hardy Middle School – 82%

MacArthur High School – 71%

It is unlikely that the number of new school-aged children who may reside in the three proposed units would have a significant impact on designated schools.

- (b) *Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.*

The application was referred to the District Department of Transportation (DDOT) and Department of Parks and Recreation (DPR) at Exhibit 18. The property is within proximity to the C85 and D96 WMATA bus stops.

The Grover Archbold Park and Community Garden are one block from the property. OP does not anticipate the addition of three units should negatively impact the city's infrastructure or amenities..

- 421.3 *The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures, and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.*

The current design shows the main building entrance on the east-facing façade and a rear entry on the west-facing façade. The applicant proposes retention of the existing entrances, architectural features and building footprint. The renovation of the cellar to include two additional units should not result in significant changes to the exterior of the building, except for new window wells which would include steel railing to restrict passage from the ground level. The window wells should have limited visual impacts at the front, rear and side of the building. There should be minimal impacts to grading on the site, however, the applicant proposes a walking path from the front to the rear yard that would be supported by a timber retaining wall.

The existing two-story building is brick, with a faux mansard roof on the front elevation. The proposed third floor would not exceed the maximum height allowed for the zone and the degree of privacy for adjacent properties should not change. The applicant proposes to preserve the roof features and construct the third-floor addition behind the existing mansard roof ridge. The bulk of the third-floor addition would be set back far enough from the front of the building as to be minimally seen from the street.

There is one parking space on the property and an existing trash enclosure, which the applicant would keep; both of these are accessed from the rear alley. There are no significant landscape changes proposed.

- 421.4 *In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.*

Exhibits 2, 5 and 22 are provided in the record as the Applicant's plat, photographs and plans, respectively. The plan includes the Site/Landscape/Grading plan at Sheet A0010 (page 3) that show minimal changes, with the exception of the proposed side walkway and retention wall.

Subtitle X § 901.2

- a. *Is the special exception in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The RA-1 zone provides for areas predominantly developed with low- to moderate-density development, including low-rise apartments, which are permitted with the approval of a special exception, but does not establish a maximum number of units. For this proposal, the applicant proposes three additional apartments and a third story which would not exceed the maximum number of stories/building height or lot occupancy. No height or bulk-related relief is requested. Therefore, the request is in harmony with the general purpose and intent of the Zoning Regulations and Zoning maps.

- b. *Would the special exception appear to tend to affect adversely, the use of neighboring property?*

The requested special exception relief would not appear to adversely affect the use, light, air or privacy of the abutting property, which are also apartment buildings. As viewed from the street, the proposal should not conflict with the characteristics and development patterns of the surrounding neighborhood.

V. OTHER DISTRICT AGENCIES

No District agencies have provided comments to OP or the record at the filing of this report.

VI. ADVISORY NEIGHBORHOOD COMMISSION

To date, ANC 3B has not provided comments to the record.

VII. COMMUNITY COMMENTS

There have been no community comments submitted to the record at the filing of this report.

LOCATION MAP

