

BZA Case No. 21342

**The Application of Culture Building, LLC
2002/2006 Fenwick St. NE (PAR 01420029 and PAR 01420015)
Hearing Date: September 24, 2025**

Zoning Map – PDR-2 Zone



Existing Conditions

2006 Fenwick (PAR 01420015)- Right

2002 Fenwick (PAR 01420029)- Left



Site Context

- Location:** Ivy City neighborhood
- Existing Improvements:**
 - 2002 Fenwick:** 2-story, 8,000 sq. ft. structure
 - 2006 Fenwick:** 1-story, 5,000 sq. ft. structure
- Existing Use:** Bar/restaurant (C of O in place)
- Proposed Use Change:** Indoor music and entertainment venue
 - no expansion, exterior construction/renovation, or interior construction/ renovation proposed

Requested Relief

- Special exception for entertainment/assembly use in the PDR-2 Zone (Subtitle U § 802.1(e))**
- Special exception from parking requirements (Subtitle C § 701.5)**

Special Exception Relief – General Standards

1. The Proposed Use is In harmony with the Zoning Regulations and Map

- The use is expressly permitted by special exception in the PDR-2 zone
- PDR-2 intended to allow medium-density commercial uses, including cultural and entertainment venues
- Consistent with city goals to activate underutilized industrial buildings along the New York Ave corridor

2. The Proposed Use will not tend to adversely affect neighboring property

- Surrounding area is entirely industrial or mixed-use
- No abutting residential zones, nearest residential zone is over two blocks away
- Use is fully indoors; no outdoor noise or crowding anticipated

3. Complies with special conditions under Subtitle U § 802.1(e) (use) and Subtitle C § 703(parking)

- Addressed on following slides

Entertainment Use Relief – Special Conditions

(1) Use shall not become objectionable due to noise, traffic, parking, loading, number of attendees, or waste

- All activity occurs indoors within existing buildings
- Patrons primarily arrive by rideshare or transit; very limited on-street parking demand
- No increase in intensity beyond what's already occurring on-site

(2) Property shall not abut a residential use or residential zone

- Site is surrounded by PDR-zoned properties
- No residential adjacency

(3) No other live performance, nightclub, or dance venue within 1,000 feet

- The Zoning Administrator advised of an illegally operating entertainment venue at 1360 Okie Street NE, No BZA application or other zoning relief has been filed for that facility to bring it into compliance

(4) No external performances or amplification

- Applicant is not proposing any outdoor events or amplified sound
- All performances are indoors

(5) BZA may impose additional conditions

- The Applicant is committed to being a good neighbor and responsive to community input, and as already acted on community feedback about parking concerns
- The Applicant is in the process of updating the venue's website to direct visitors to the nearby public parking garage to discourage on-street parking in the residential area
- The venue already has extensive soundproofing in place, and the operating hours will remain consistent with its current operation, which has not generated complaints or compliance issues.

Parking Relief –Special Conditions

Per Subtitle C § 703.2 The Board may grant a full or partial reduction in the number of required parking spaces as a special exception, subject to the applicant's demonstration of at least one of the listed conditions. Here, multiple conditions are satisfied:

- **703.2(a): The site is physically unable to accommodate parking**
 - The existing structures are built lot-line to lot-line, leaving no room for surface or structured parking without demolition
- **703.2(b): The property is well served by public transit, shared vehicles, or bicycle facilities**
 - The Properties are approximately 0.75 miles from the Rhode Island Ave–Brentwood Metro and served by multiple bus lines and a nearby Capital Bikeshare station within a few blocks.
- **703.2(c): Neighborhood land use minimizes the need for on-site parking**
 - The need for on-site parking is reduced by Ivy City's compact, walkable character, nearby public garage, and mix of retail, dining, and entertainment uses that support shared access and pedestrian movement.

Parking Relief –Special Conditions

Relief complies with Subtitle C § 703.3:

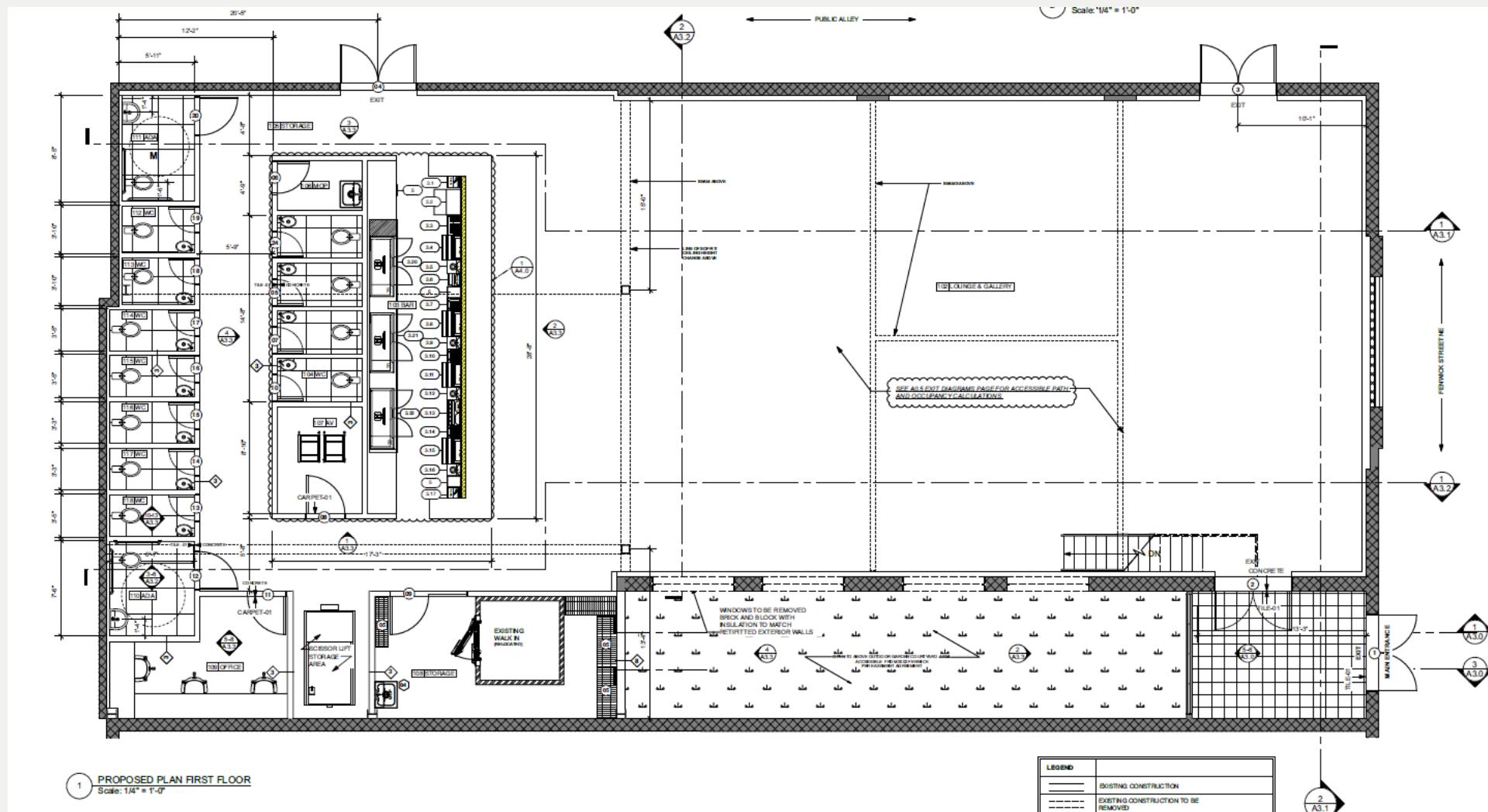
- 703.3(a):** The proportionate reduction in parking is appropriate because the proposed use generates limited parking demand and public parking garages is one block away.
- 703.3(b):** The relief is limited to the number of spaces that cannot reasonably be provided because the site is fully built lot-line to lot-line, and no parking can be reasonably accommodated without demolition.
- 703.2(c):** The relief is limited to the number of parking spaces and does not request relief from any other design or dimensional requirements of Subtitle C.

Community Engagement

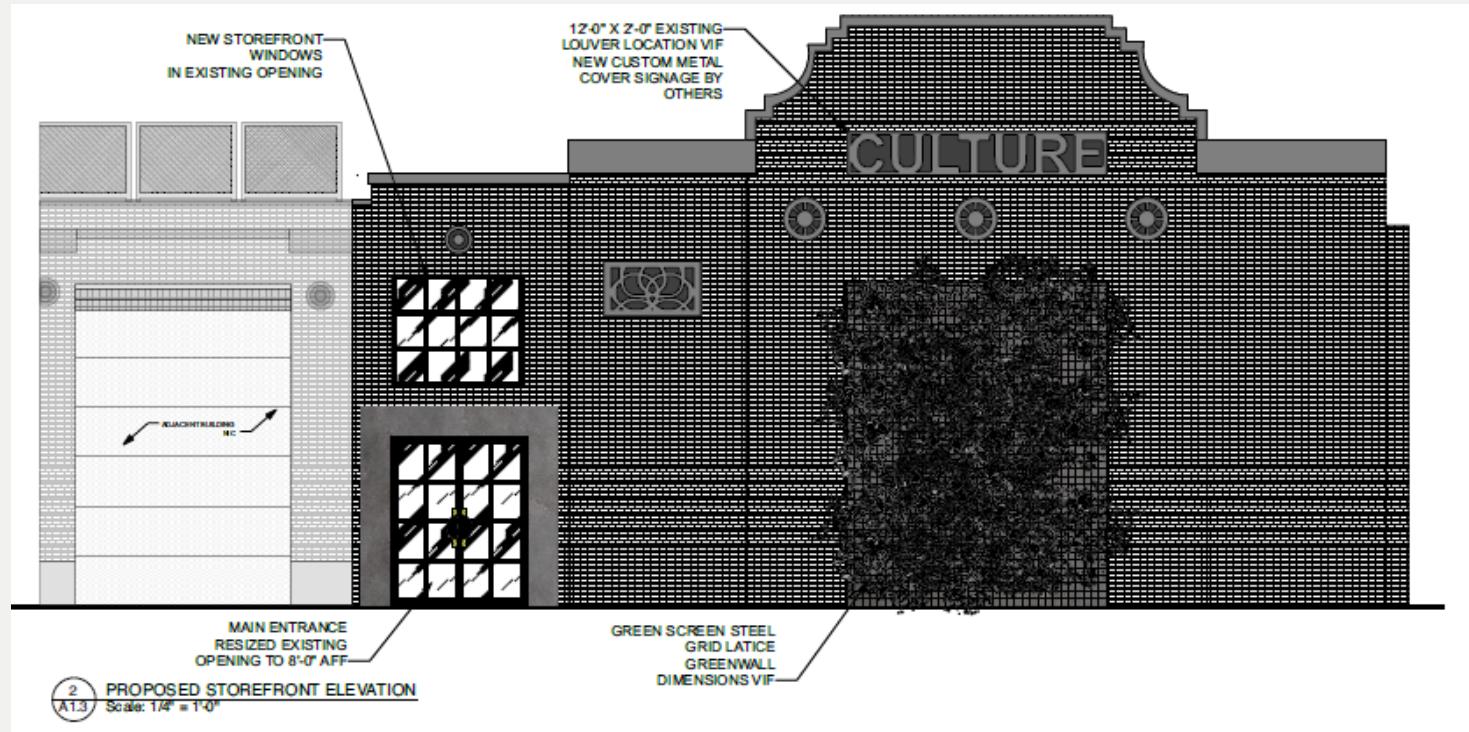
- On July 17, 2025 the Applicant presented the relief requested to the ANC 5D Zoning Committee. The Committee requested the applicant confirm compliance with radius requirement of Subtitle U § 802.1(e)(3) as Ivy City Smokehouse is located within the radius at 1356 Okie Street NE and occasionally hosts live music.
- The Applicant reviewed all publicly available Certificates of Occupancy for Ivy City Smokehouse and none authorize live entertainment, a nightclub, or a dance venue. Accordingly, no variance relief is required under this provision

Questions?

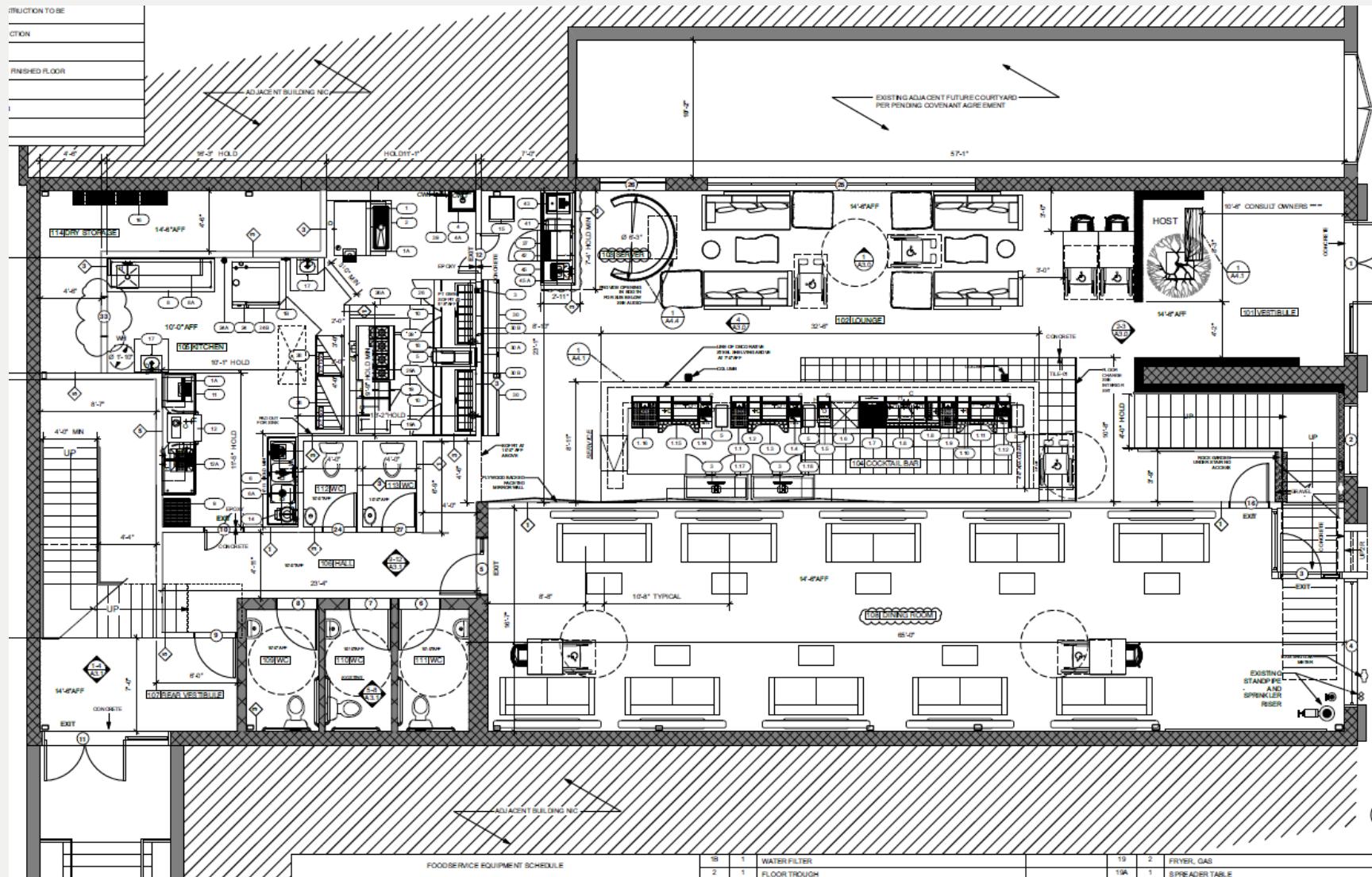
2006 Fenwick- Ground Floor Plan



2006 Fenwick- Front Elevation



2002 Fenwick- Ground Floor Plan



2002 Fenwick- Second Floor Plan

