

BZA Application No. 21344

264 Carroll Street, NW
September 17, 2025



Zoning Attorney
Sullivan & Barros, LLP
Martin Sullivan

Project Architect
Rathunas LLC
Mic Burns
District of Columbia
CASE NO. 21344
EXHIBIT NO. 30

Overview & Requested Relief

Property & Existing Conditions

- The property is in the MU-4 and NMU-4/TK Zone.
- It currently has two structures:
 - Front structure: mixed-use building with retail and residential uses.
 - Rear structure: vacant, proposed to be razed.

Proposed Development

- Replace the rear structure with a new Rear Building.
- The new building will contain eight artist studios.
- Multiple primary buildings are allowed on one lot if zoning standards are met (Subtitle C § 302.4).

Zoning Relief Requested

- The new Rear Building will create a 5 ft. rear yard setback, while the zone requires 15 ft.
- Applicant seeks special exception relief from the rear yard requirements (Subtitle G §§ 5200, 207.14, 207.6).

Community & Agency Support

- The Office of Planning recommends approval.
- ANC 4B voted unanimously in support of the application.
- There is a letter of support from the Old Takoma Business Association and a local artist.



264 Carroll St NW

Yoga Heights Takoma

252

221

Subj. Property
264 Carroll St., NW



Subj. Property
264 Carroll St., NW



Subj. Property
264 Carroll St., NW



Rear of Subj. Property
264 Carroll St., NW

Criteria for Approval – General Special Exception Requirements

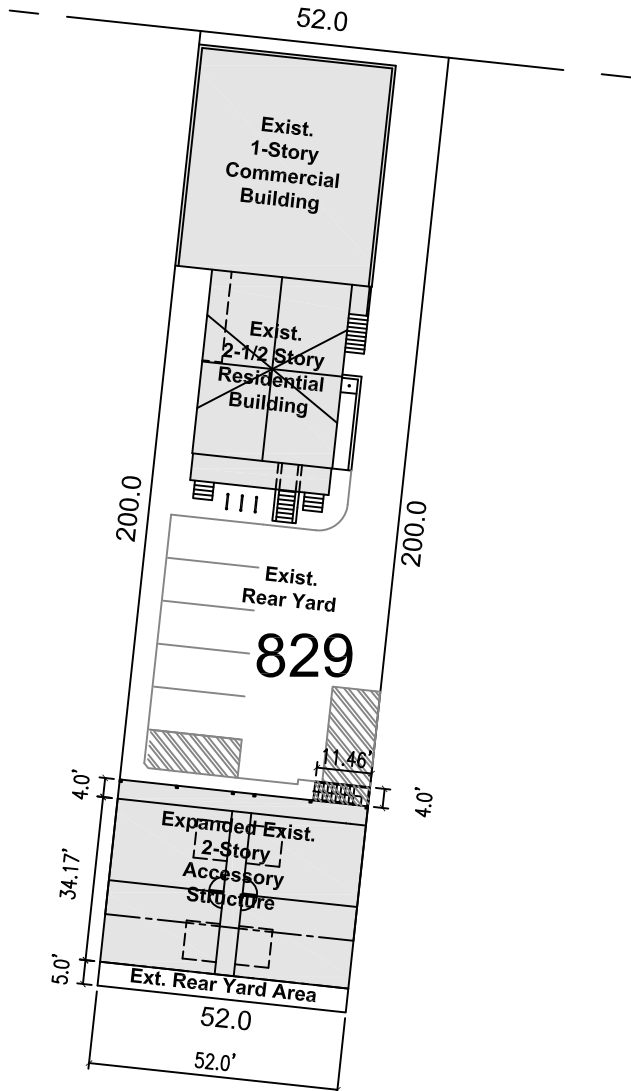
The Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

Apart from the requested relief, which is permitted via special exception approval, the use itself and the proposed bulk and density is permitted as a matter-of-right in the MU-4 and NMU4/TK zones.

Criteria for Approval Under G-207.14

(a) No apartment window shall be located within forty feet (40 ft.) directly in front of another building;	The Applicant is not proposing any apartment use.
(b) No office window shall be located within thirty feet (30 ft.) directly in front of another office window, nor eighteen feet (18 ft.) in front of a blank wall;	The Applicant is not proposing any office use.
(c) In buildings that are not parallel to the adjacent buildings, the angle of sight lines and the distance of penetration of sight lines into habitable rooms shall be considered in determining distances between windows and appropriate yards;	N/A, per (a) and (b) above.
(d) Provision shall be included for service functions, including parking and loading access and adequate loading areas; and	The proposal includes 5 parking spaces with direct access from Carroll Street. The parking layout provides 5 spaces where none exist currently, and where only one is required. No loading areas are required or needed. The Property has no alley access, so even a by-right rear yard compared to the proposed would make no difference in terms of loading function. The location of the proposed Rear Building increases the capacity for parking on site.

CARROLL STREET, N.W.



262 Carroll Street NW

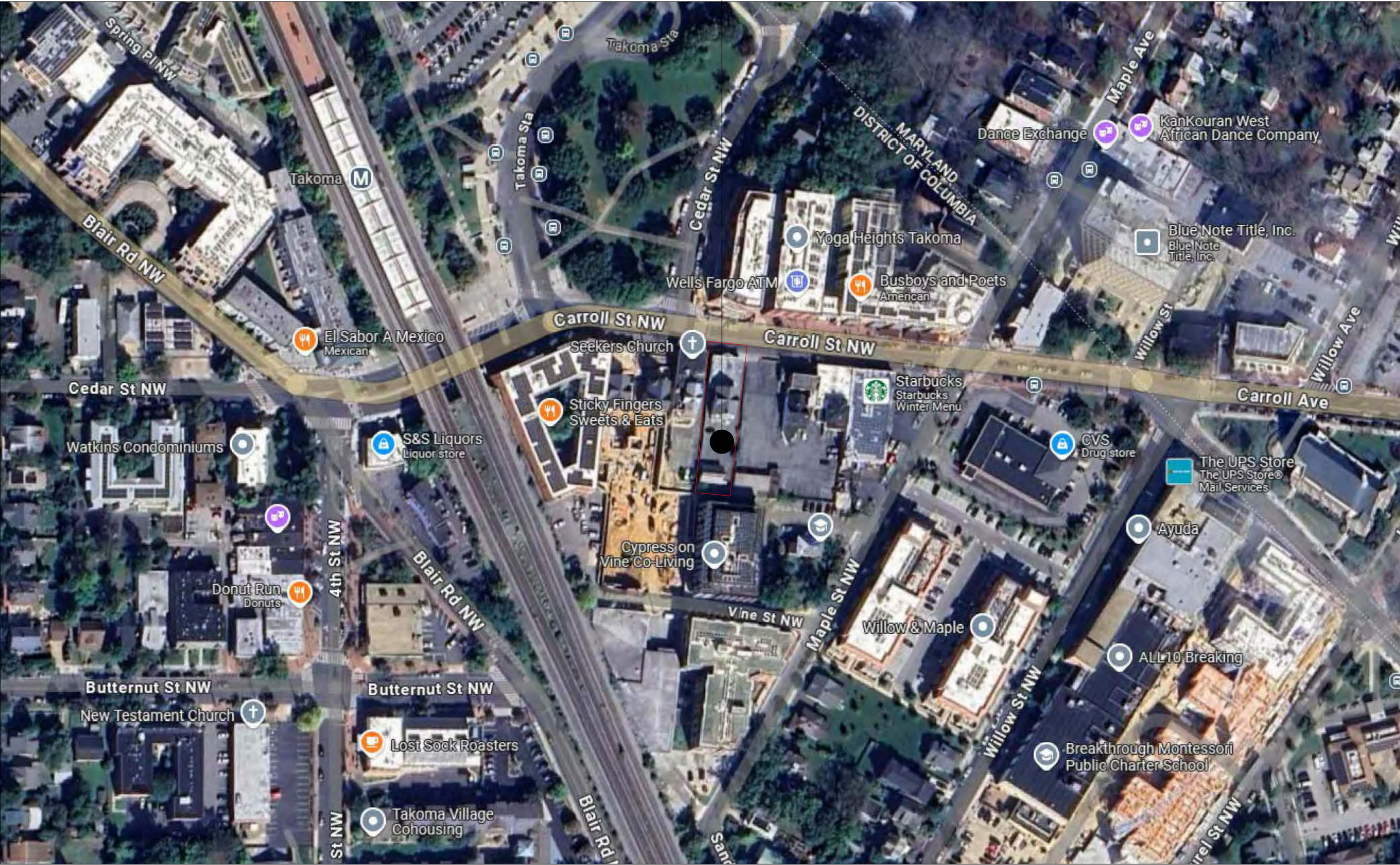
BZA APPLICATION TO:
1. REDUCE REAR YARD SETBACK REQUIREMENT



262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

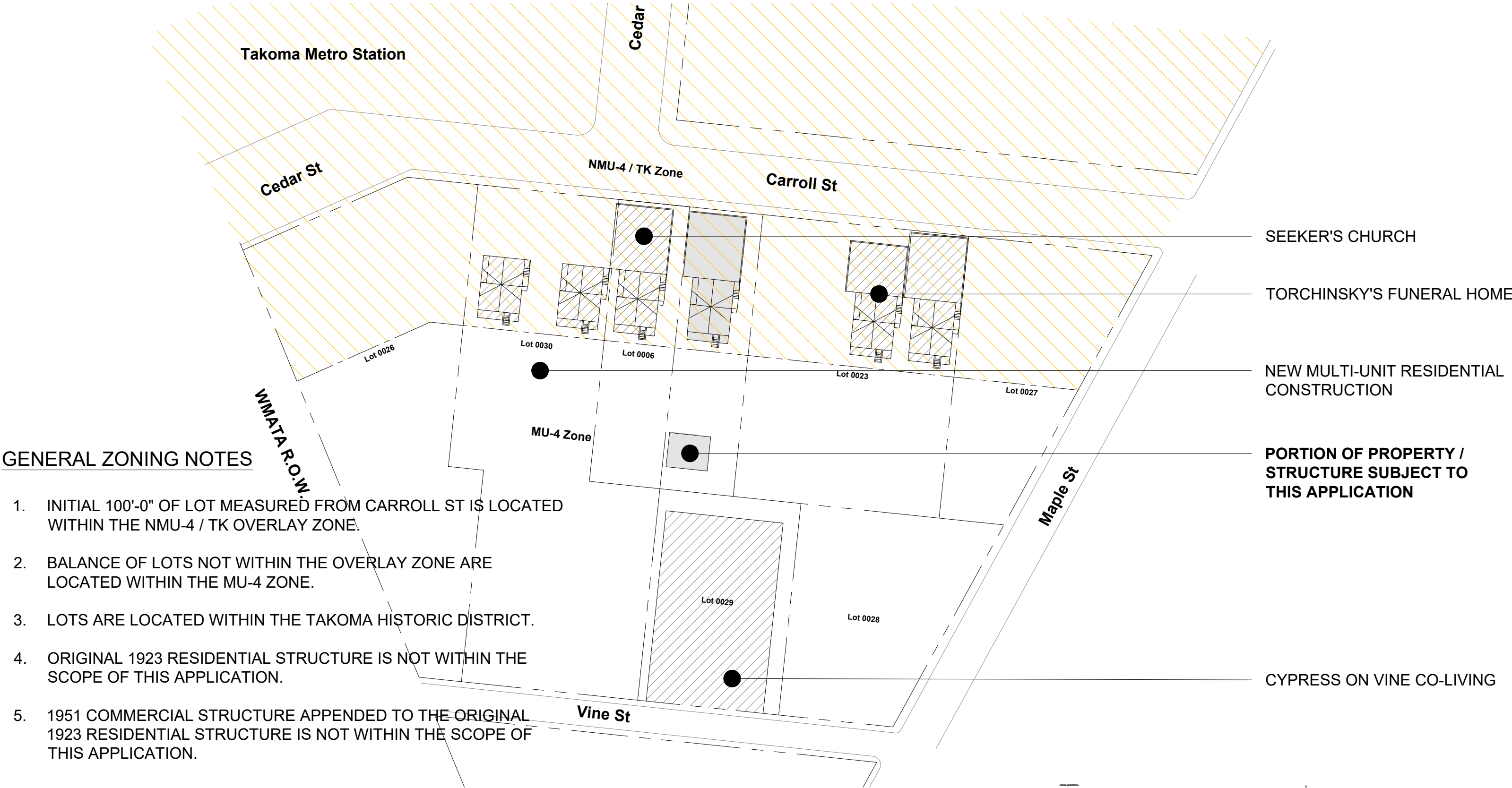
COVER SHEET



262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

AREA MAP

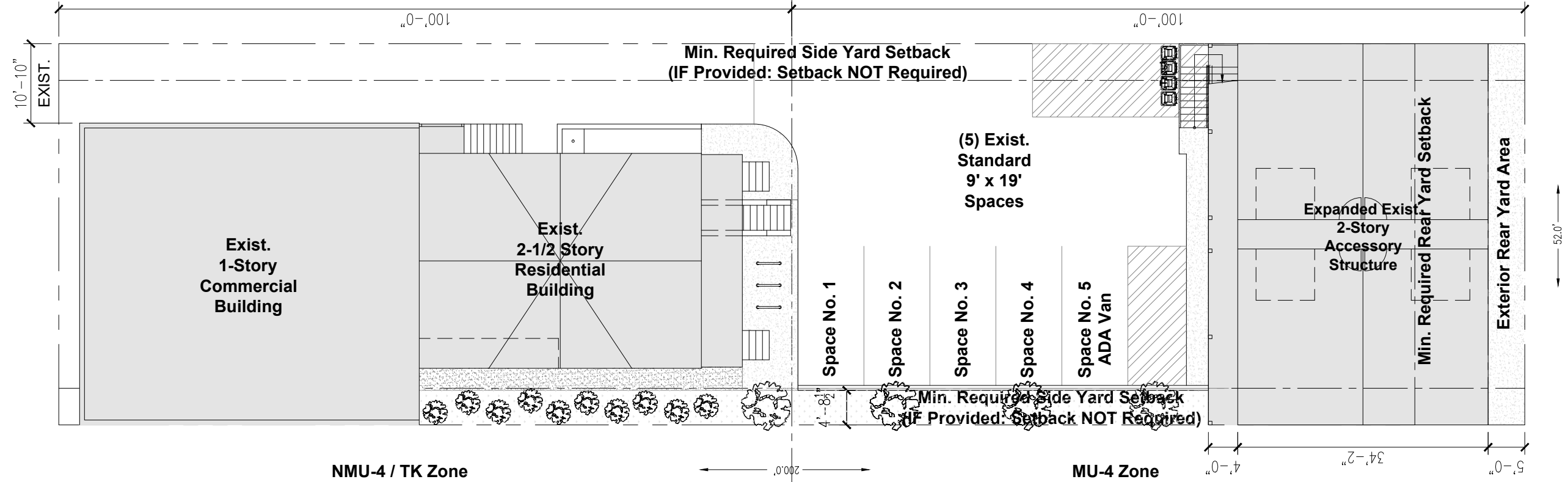


262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

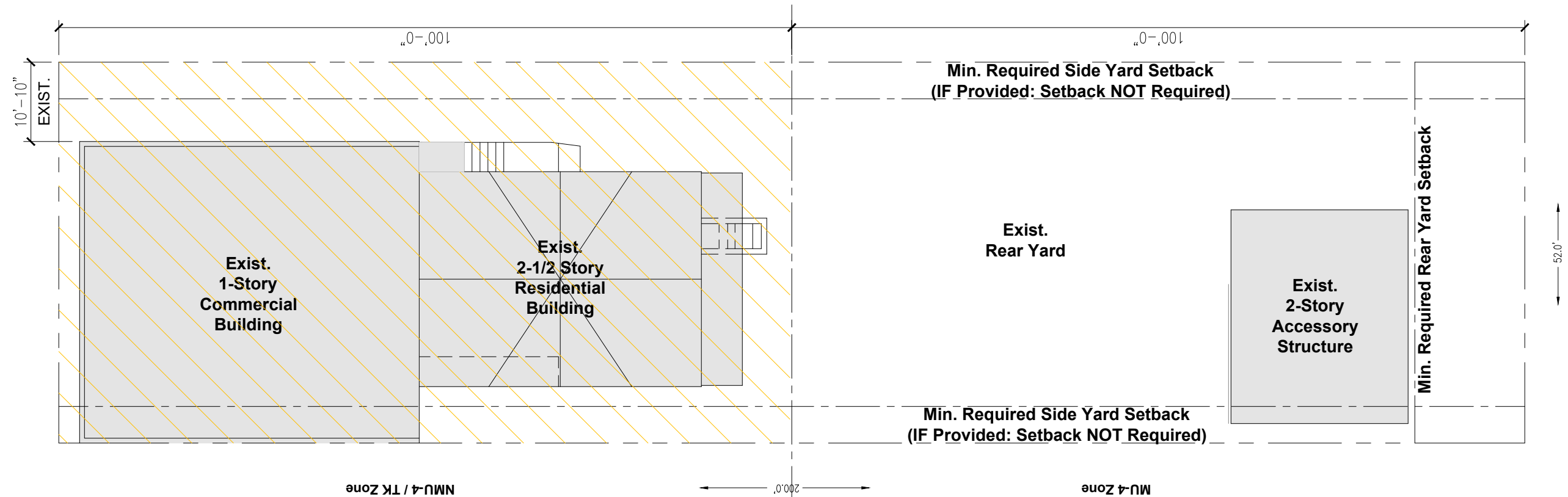
ZONING MAP

CARROLL ST NW



Proposed Site Plan

CARROLL ST NW

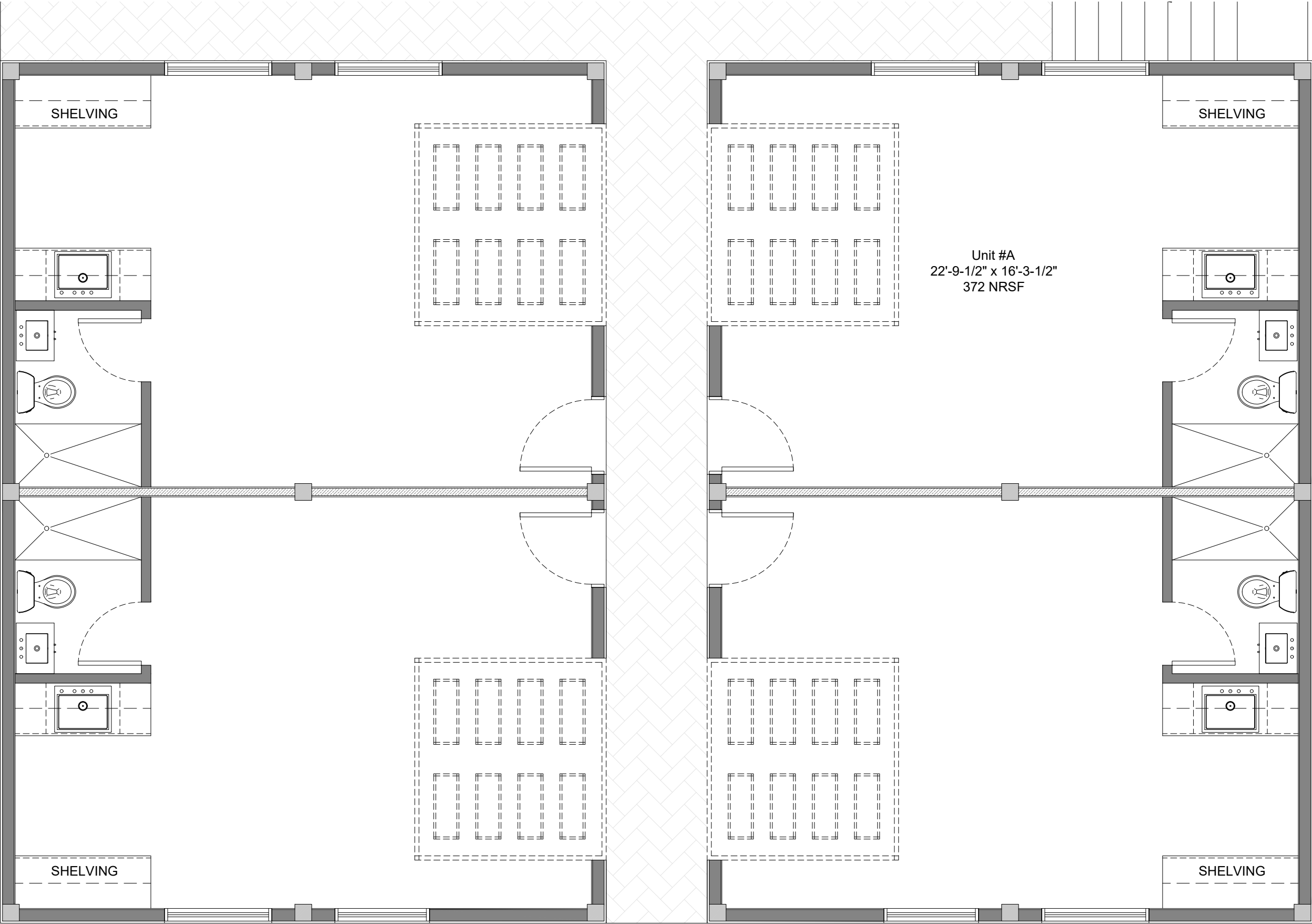


Existing Site Plan

262 Carroll Street NW

TBD May 2025: Filing Date
17 Sept 2025: Hearing Date

EXISTING & PROPOSED LOT PLANS

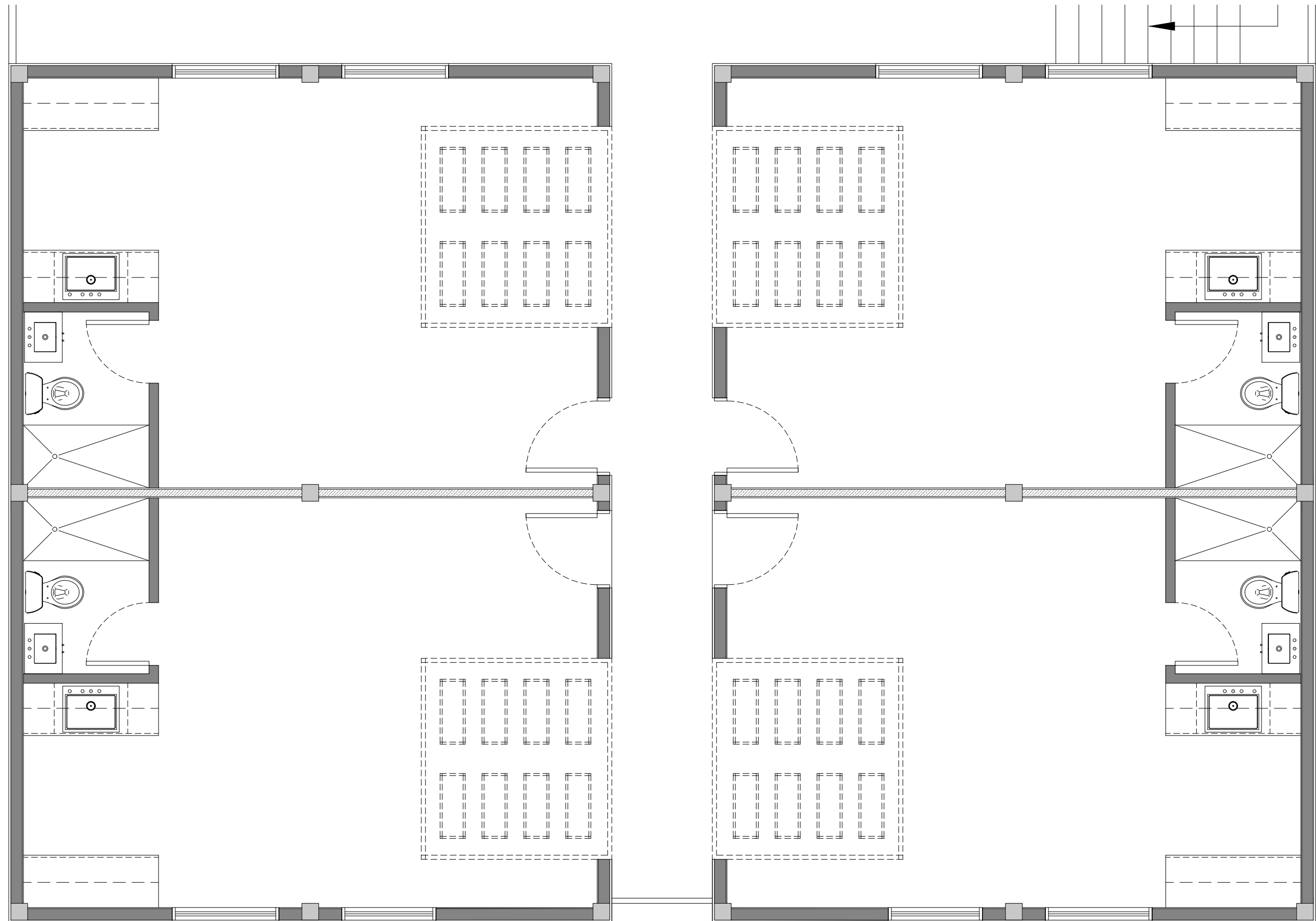


262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

MAIN LEVEL PLAN



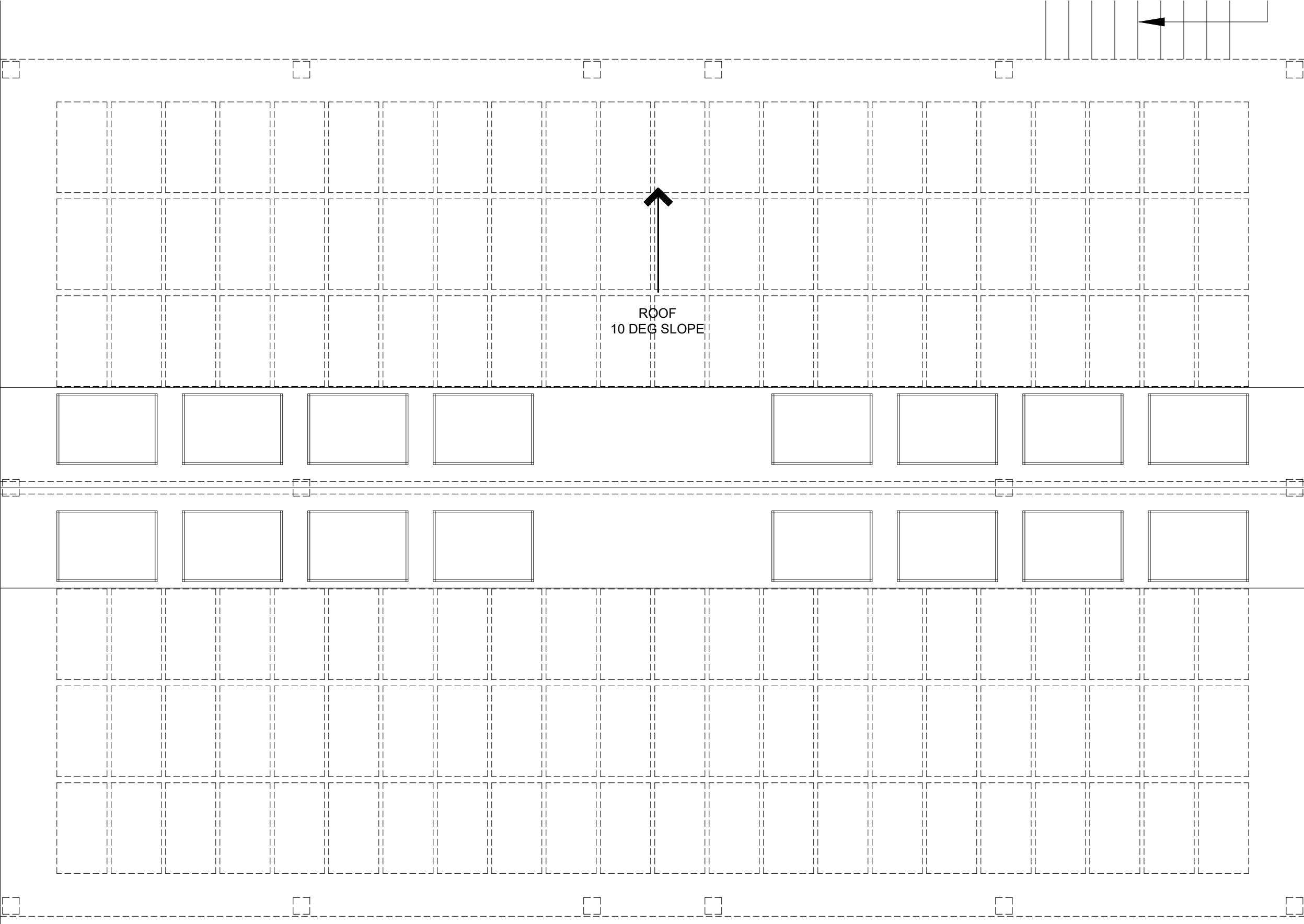


262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

UPPER LEVEL PLAN



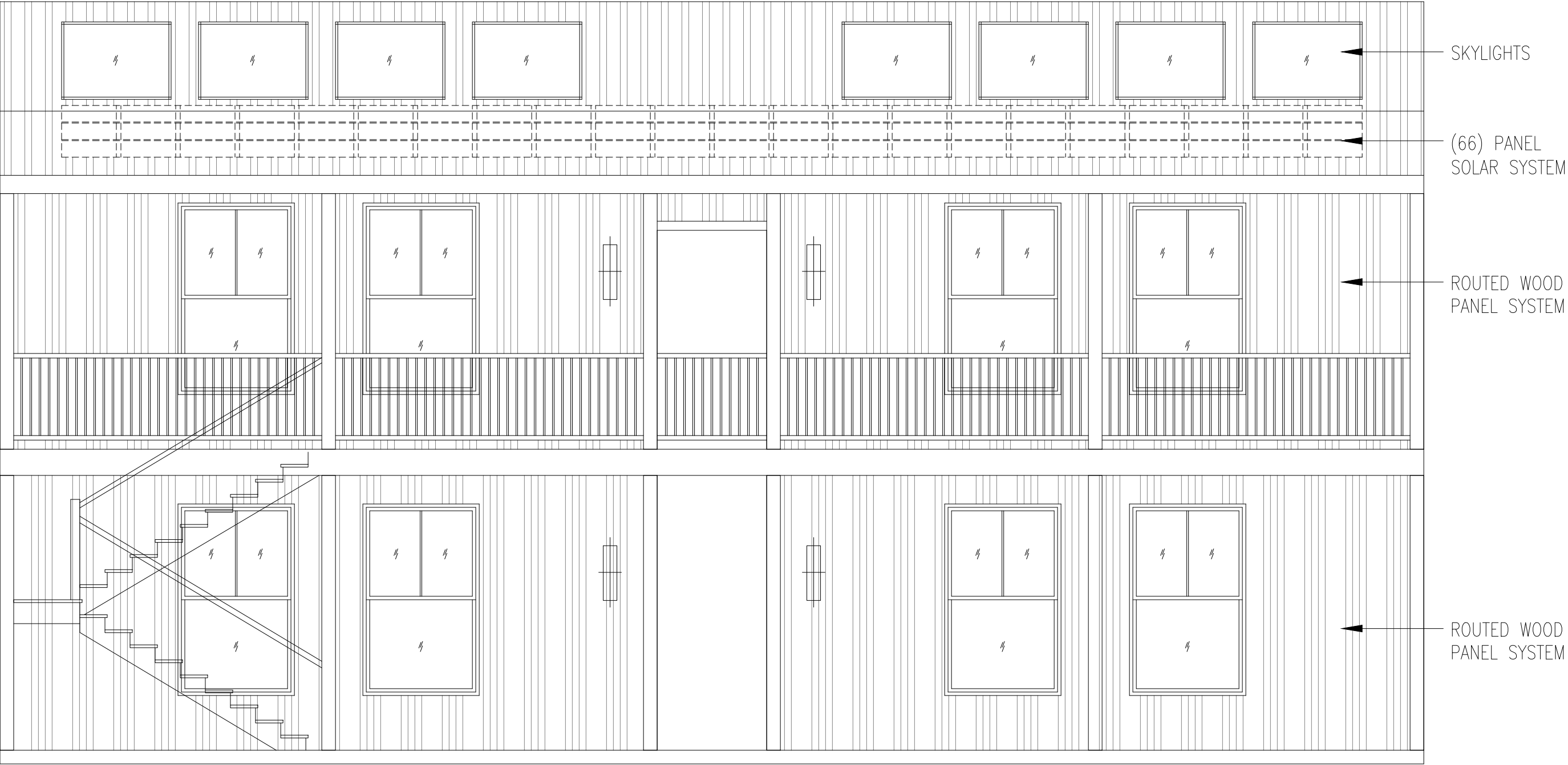


262 Carroll Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

UPPER LEVEL PLAN





1017 M Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

FRONT (NORTH) ELEVATION

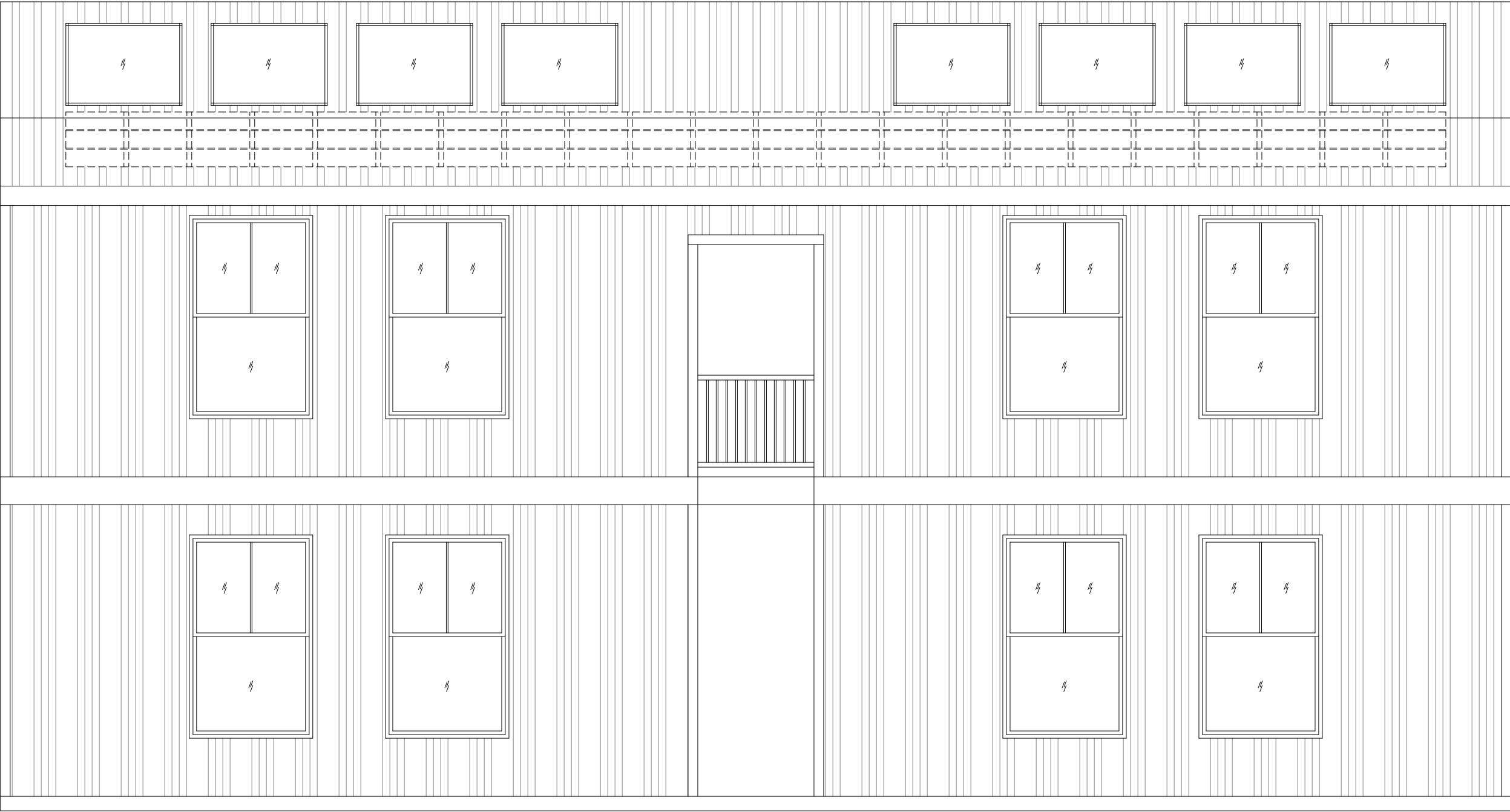




1017 M Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

SIDE (EAST & WEST) ELEVATIONS





GROOVED WOOD WALL PANELS



HEAVY TIMBER FRAMING



GROOVED WOOD WALL PANELS



WOOD PANEL SYSTEMS: DETAIL



STANDING SEAM METAL ROOF

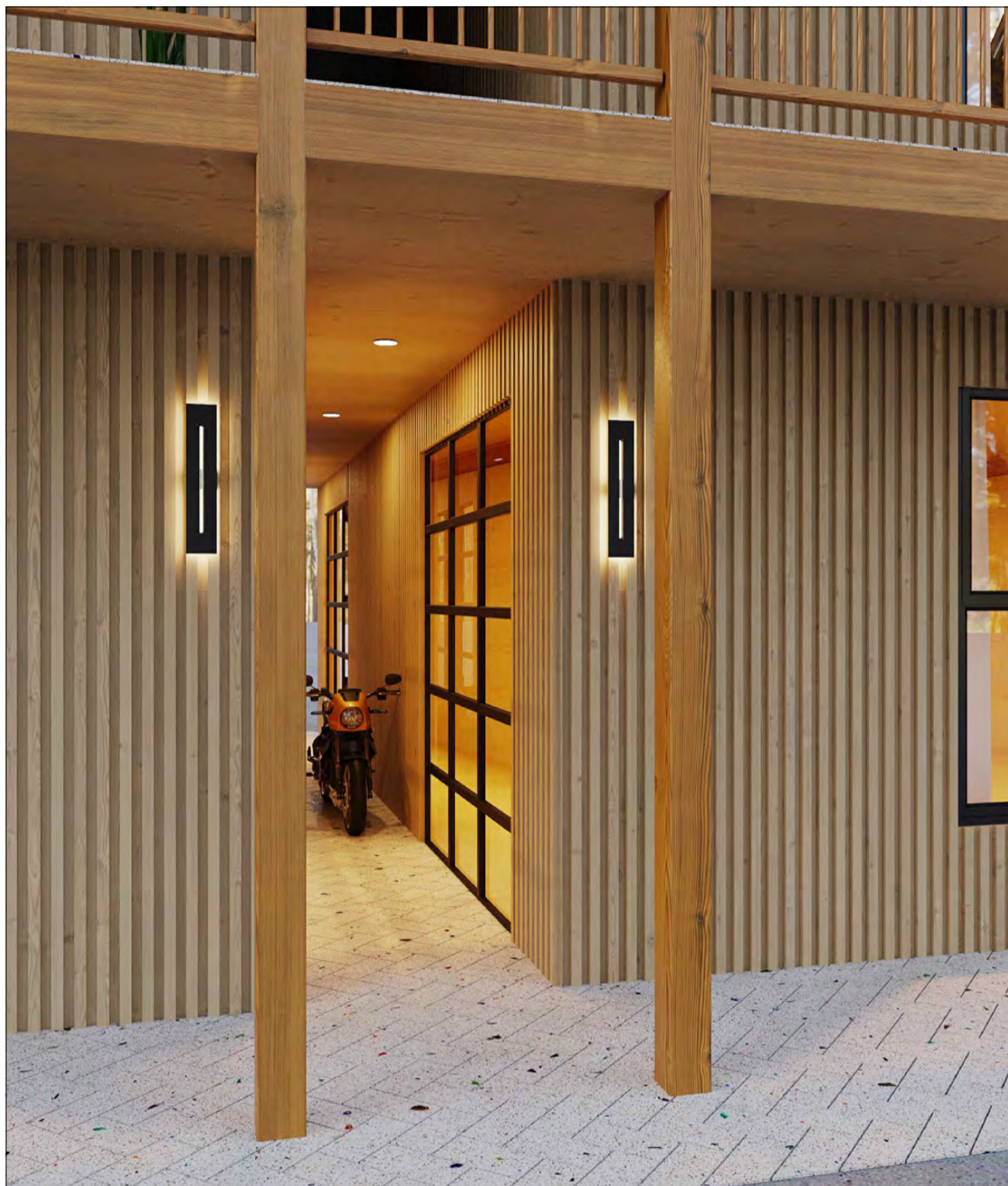


1017 M Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

RENDERING ~ FRONT FACADE

12



LOOKING INTO ALLEE



LOOKING INTO ALLEE

1017 M Street NW

TBD May 2025: Filing Date
 TBD June 2025: Hearing Date

RENDERING ~ CLOSE-UPS



1017 M Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

RENDERING ~ REAR AERIAL

14



1017 M Street NW

TBD May 2025: Filing Date
TBD June 2025: Hearing Date

RENDERING ~ INSIDE UNIT(S)