


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, Development Review Specialist
 Joel Lawson, Associate Director Development Review

DATE: November 5, 2025

SUBJECT: BZA Case# 21372: Parking relief for a new apartment building at 1341 Pennsylvania Ave. SE

I. RECOMMENDATION

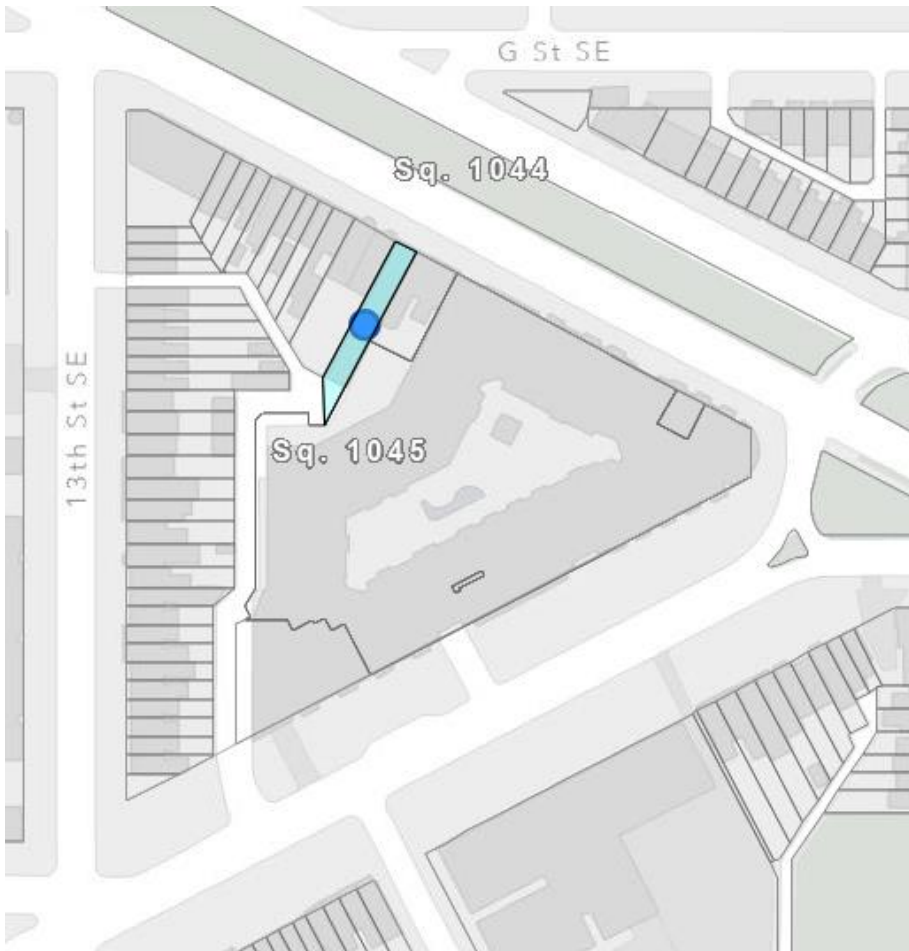
The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle C§ 703.2 and Subtitle X § 901:

- C § 701.5, Vehicle Parking (1 space min, 0 proposed).

II. LOCATION AND SITE DESCRIPTION

Address:	1341 Pennsylvania Ave. SE
Applicant:	1501 Erie St. Construction, LLC
Legal Description:	Square 1045, Lot 124
Ward/ ANC	Ward 6; ANC 6B
Zone:	MU-4, low density mixed use.
Historic Districts	N/A
Lot Characteristics:	133.27 ft x 20 ft record lot with a public alley in the rear
Existing Development:	Vacant
Adjacent Properties:	Residential condo building and mixed-use building
Surrounding Neighborhood Character:	The surrounding neighborhood is composed of attached houses, apartment buildings and neighborhood commercial establishments. The property is also within walking distance of the Potomac Metro Station.
Proposed Development:	The applicant is requesting relief from the 1 required parking space for a 9-unit residential building.

III. LOCATION



IV. ZONING REQUIREMENTS and RELIEF REQUESTED

MU-4 Zone	Regulation	Existing	Proposed ¹	Relief
Lot Area	None	3,021 sq.ft.	3,021 sq.ft.	N/A
Lot Width	None	20ft.	20 ft.	N/A
Parking C §701.5	1 space required	None	0 provided	Relief Requested

V. OP ANALYSIS

Subtitle X-901.2 General Special Exception

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*

¹ Information provided by the applicant

Maps;

The requested relief would be in harmony with the Zoning Regulations and Maps. The proposal would allow for the development of a new apartment building on the lot. This building would comply with the height and bulk development standards in the MU-4 zone.

The requested parking relief is also needed to allow the construction of a house on the property. This relief complies with C§ 703 criteria because the property has an easement on it that prevents it from having alley access.

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

The proposal would not adversely affect the use of the neighboring properties. The proposal complies with C§ 703 criteria and the property is well-served by public transportation.

Subtitle C-703.2 Parking Relief Special Exception

703.2 The Board of Zoning Adjustment may grant a full or partial reduction in the number of required parking spaces, as a special exception pursuant to Subtitle X, Chapter 9, and subject to the applicant's demonstration to the Board's satisfaction of at least one (1) of the following (most relevant criteria included):

- (a) *Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;*

Due to the constraints on the property the required parking spaces cannot be provided. The rear of the property has a recorded easement that benefits the adjacent 1391 Pennsylvania Ave. SE property. This neighbor objects to the Applicant using the easement area for their own parking. Therefore, the property does not have alley access and there is no available parking lot within 600 ft.

- (b) *The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;*

The subject property is well-served by mass transit and bicycle facilities. It is across the street from the Potomac Avenue Metrorail Station. There are also multiple bus routes in this area, and a bus stop less than 0.1 miles from the property. The property is also near a Capital bikeshare station and improved bike lanes.

703.3 Any reduction in the required number of parking spaces granted under Subtitle C § 703.2 shall be:

- (a) *Proportionate to the reduction in parking demand demonstrated by the applicant;*
(b) *Limited to the number of spaces that the applicant demonstrates cannot reasonably be provided on the site as proposed to be developed in the application; and*
(c) *Limited to relief from the minimum number of parking spaces required by this section and shall not provide relief from the location, access, size or layout, screening, or other requirements of this chapter.*

The Applicant is unable to reasonably provide the one required parking space on the property due to an existing easement related to the adjacent property that prevents them

from having alley access. Therefore, they are requesting relief from providing the one required parking space.

VI. OTHER DISTRICT AGENCIES

As of the writing of this report no other District agencies submitted comments at this time.

VII. ADVISORY NEIGHBORHOOD COMMISSION

At this time there are no comments from ANC 6B in the record.

VIII. COMMUNITY COMMENTS

At this time there are no community comments in the record.