



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Crystal Myers, AICP, Development Review Specialist  
*JL* Joel Lawson, Associate Director Development Review  
**DATE:** November 20, 2025

**SUBJECT:** BZA Case 21376, Request to expand a 4- unit apartment house into an 8-unit apartment house at 228 Hamilton St. NW.

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### **I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following special exception relief:

- Subtitle U § 421, New Residential Development Special Exception

### **II. LOCATION AND SITE DESCRIPTION**

|                                    |  |
|------------------------------------|--|
| Address                            | 228 Hamilton St. NW  |
| Applicant                          | District Line Development, LLC.  |
| Legal Description                  | Square 3326; Lot 82  |
| Ward, ANC                          | Ward 4; ANC 4D   |
| Zone                               | RA-1, permits apartment buildings and additions to apartment buildings by special exception.   |
| Historic Districts                 | N/A  |
| Lot Characteristics                | 41ft. x 137ft. rectangular lot with a 16ft public alley in the rear  |
| Existing Development               | 4-unit apartment house   |
| Adjacent Properties                | A mix of single-dwelling houses and low-rise apartment buildings. Washington Latin Public Charter School is across the street from the property. |
| Surrounding Neighborhood Character | The neighborhood is a mix of low-rise apartment buildings and single-dwelling houses.  |
| Proposed Development               | The proposal would increase an existing apartment house from 4 to 8 units by adding a third story and expanding the cellar.                      |

### III. LOCATION MAP



### IV. ZONING REQUIREMENTS and RELIEF REQUESTED

| Zone: RA-1                                    | Regulation   | Existing       | Proposed <sup>1</sup> | Relief Requested        |
|---|--|----------------|-----------------------|-------------------------|
| <b>Apartment House / Rowhouse<br/>U § 421</b> | <b>Permitted by sp.ex.</b>   | <b>4 units</b> | <b>8 units</b>        | <b>Relief Requested</b> |
| Density<br>F § 201                            | FAR 0.9 max.;<br>1.08 max with IZ.                                 | 0.54           | 0.89                  | None Requested          |
| Lot(s) Width<br>F § 202                       | N/A  | 41             | No Change             | Complies                |
| Lot(s) Area<br>F § 202                        | N/A  | 5,614 sq. ft.  | No Change             | Complies                |
| Height<br>F § 203                             | 40 ft. max.  | 22.75          | 32.8 ft.              | Complies                |
| Rear Yard<br>F § 207                          | 20 ft. min.  | 82.8 ft.       | 77.9 ft.              | Complies                |
| Parking<br>C § 701                            | parking required if addition expands building's GFA by 25% or more | 4 spaces       | No change             | Complies                |

### V. OFFICE OF PLANNING ANALYSIS

#### Subtitle X § 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:*

<sup>1</sup> Information provided by Applicant

*(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed apartment house expansion would be in harmony with the general purpose and intent of the Regulations and Maps. The RA-1 zone permits moderate density development including low-rise apartments through Special Exception. The proposed expanded building would continue to be a low-rise apartment house and within the development requirements of the zone. It would also comply with the U § 421 special exception criteria, as discussed below.

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

The requested relief should not adversely impact the neighboring properties, which are also low-rise apartment house buildings. The proposed building would conform to all RA-1 development standards, so should not unduly impact the neighboring properties. The proposal also includes retaining the 4 parking spots on site and adding an enclosed trash area.

### **Subtitle U § 421, NEW RESIDENTIAL DEVELOPMENTS (RA-1)**

*421.1 In any of the RA-1 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions pursuant to Subtitle X, Chapter 9, in accordance with the standards and requirements in this section.*

The application proposes converting a 4-unit apartment house building into an 8-unit building, which is a use permitted by Special Exception in the RA-1 zone.

*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 of Education (OSSE) for comment, ([Exhibit 13](#)). As of today, no comments from OSSE have been filed to the record.

According to the DC Public Schools' (DCPS) permanent capacity utilization rates, as published on the Deputy Mayor for Education's website<sup>2</sup>, Ward 4 in-boundary schools for 2024-2025 were 90% utilized.

This proposal for four additional units should not result in a significant impact on area schools.

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

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<sup>2</sup> <https://edscape.dc.gov/page/facilities-utilization>

The application was referred to the District Department of Transportation (DDOT) and the Department of Parks and Recreation (DPR) for comment, (Exhibit 13).

The proposal includes retaining the existing 4 parking spaces and providing long-term and short-term bicycle parking on the site.

Regarding recreation, there is a small neighborhood park 0.2 miles from the property and Hamilton Recreation Center is 0.9 miles from it.

*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.*

#### Arrangement of Buildings and Provision of Light and Air

The proposal shows the building would continue to front along Hamilton St. NW. The building would conform to all RA-1 development standards so it should not unduly impact the neighboring properties. The applicant provided a sun study in their revised plans at Exhibit 15C, which indicated that the proposed addition should not result in an undue increase in shadow to the adjacent properties.

#### Parking and Trash Area

In the rear there would be vehicle and short-term bicycle parking spaces in the rear. A trash area would also be near the house and enclosed with a 4-ft wooden panel fence.

#### Landscape Plan

The Applicant's landscape plan shows that the existing tree and grass on the property would be retained, and boxwood shrubs would be added to the property.

*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.*

The applicants' filings are sufficient to review the proposal against the relevant criteria.

## **VI. OTHER DISTRICT AGENCIES**

As of the writing of this report, there are no comments from other District agencies in the record.

## **VII. ADVISORY NEIGHBORHOOD COMMISSION**

Currently, there is no report from ANC 4D in the record.

## **VIII. COMMUNITY COMMENTS**

Currently, there are no public comments in the record.