

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Joshua Mitchum, Development Review Specialist
Joel Lawson, Associate Director, Development Review

DATE: November 19, 2025

SUBJECT: BZA Application No. 21379: Four-story vertical and rear addition with penthouse to an existing semi-detached one-story commercial building; and conversion to a 9-unit apartment house.

I. OFFICE OF PLANNING RECOMMENDATION

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

- **Minimum Vehicle Parking Requirements, Subtitle C § 701.5**, (2 spaces minimum required; 0 spaces existing; 0 spaces proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	3700 14 th Street NW
Applicant:	Washington Real Estate Development Inc. c/o Alexandra Wilson
Legal Description:	Square 2692 ; Lot 0043
Ward / ANC:	Ward 4 / ANC 4C, ANC 1D
Zone:	MU-4, Moderate-Density Mixed-Use
Historic District:	N/A
Lot Characteristics:	The 2,838 square foot lot is irregular in shape with 45.37 feet of frontage along 14 th Street NW, 105.61 feet of frontage along Spring Road NW, and 11.39 feet of frontage along a 15-foot-wide public alley in the rear yard.
Existing Development:	The lot is currently improved with a semi-detached, one-story commercial building.
Adjacent Properties:	The property is bounded to the north and south by mixed-use properties in the MU-4 Zone, to the east by attached residential dwellings in the RF-1 Zone, and to the west by mix of residential and mixed uses in the RF-1 and RA-2 Zones.
Surrounding Neighborhood Character:	The surrounding neighborhood can be characterized by a mix of moderate-density residential and commercial uses.

Proposed Development:	The Applicant is proposing to construct a vertical addition and a small rear addition, resulting in a five-story, 9-unit residential dwelling with basement and cellar.
------------------------------	---

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

MU-4 Zone	Regulation	Existing	Proposed	Relief
Density G § 201	2.5 FAR max. 3.0 FAR max. (IZ)	0.42 FAR	2.5 FAR	None requested
Density (Non-Residential) G § 201	1.5 FAR max.	0.42 FAR	2.5 FAR	None requested
Lot Width G § 202	N/A	45.37 ft.	No change	None requested
Lot Area G § 202	N/A	2,838 sq. ft.	No change	None requested
Height G § 203	50 ft. max. No story limit	12 ft. 1 story	47 ft. 6 in. 5 stories	None requested
Penthouse/Rooftop Structure G § 205	12 ft. max 18 ft. 6 in. mechanical max.	-	Not given	None requested
Rear Yard G § 207	15 ft. min.	34 ft. 6 in.	22 ft.	None requested
Side Yard G § 208	0 ft. min. 5 ft. min if provided	-	No change	None requested
Lot Occupancy G § 210	60% max.	42%	56%	None requested
Green Area Ratio (GAR) G § 211	0.30 min.	Not given	Not given	None requested
Parking C § 701	2 spaces min. required (1 space per 3 d.u. in excess of 4 d.u.)	0 spaces	0 spaces	Special exception requested

IV. OFFICE OF PLANNING ANALYSIS

Subtitle C § 703 SPECIAL EXCEPTIONS FROM MINIMUM PARKING NUMBER REQUIREMENTS

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 (relevant criteria cited):

- (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;***

The Applicant states that the District Department of Transportation (DDOT) and the Public Space Committee would not normally permit parking within a Building Restriction Line. The existing building occupies the available nonpublic space, and the Applicant intends to maintain the existing footprint. As such, it would not be reasonably possible to provide the requisite parking on the lot, and the applicant states that providing parking spaces within 600 feet would not be possible.

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

The Applicant states that the subject property is well served by mass transit, which includes multiple bus lines and a bus stop directly in front, along 14th Street NW. There are at least two Metrorail stations within a 15-minute walk of the subject property, such as the Georgia Ave-Petworth station and the Columbia Heights station.

- (c) *Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;***

The Applicant states that, similarly to provision (b) above, the subject property is well served by mass transit which is indicative of transportation characteristics of the neighborhood that minimize the need for required parking spaces. The neighborhood can be characterized as a moderate-density mix of close-proximity commercial and residential uses that could be reasonably served by walking, biking and/or mass transit.

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:

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

The special exception, if granted, should be in harmony with the general purpose and intent of the Zoning Regulations and the Zoning Maps. The proposed use, a multifamily apartment house, is permitted by right in the MU-4 Zone, and the special exception relief would not introduce building bulk or height that would be uncharacteristic of the zone.

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

The special exception, if granted, should not adversely affect the use of neighboring property in accordance with the Zoning Regulations and Zoning Map. The proposed reduction in required parking is limited to the number of spaces that the Applicant has adequately demonstrated cannot reasonably be provided on-site.

(c) *Subject in specific cases to the special conditions specified in this title.*

No special conditions have been specified for this case.

V. OTHER DISTRICT AGENCIES

As of the date of this report, comments from other District agencies have not been received.

VI. ADVISORY NEIGHBORHOOD COMMISSION

Reports from ANC 4C and ANC 1D in support of the subject application have been submitted into the record as Exhibit 18C and Exhibit 20, respectively.

VII. COMMUNITY COMMENTS

As of the date of this report, comments from the community have not been submitted to the record.

Location Map

