



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Development Review Specialist
JL Joel Lawson, Associate Director Development Review
DATE: November 19, 2025

SUBJECT: BZA Case 21382 - to permit a massage establishment that has as a principal use the administration of massages at 4818 MacArthur Boulevard, NW.

I. OFFICE OF PLANNING RECOMMENDATION

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

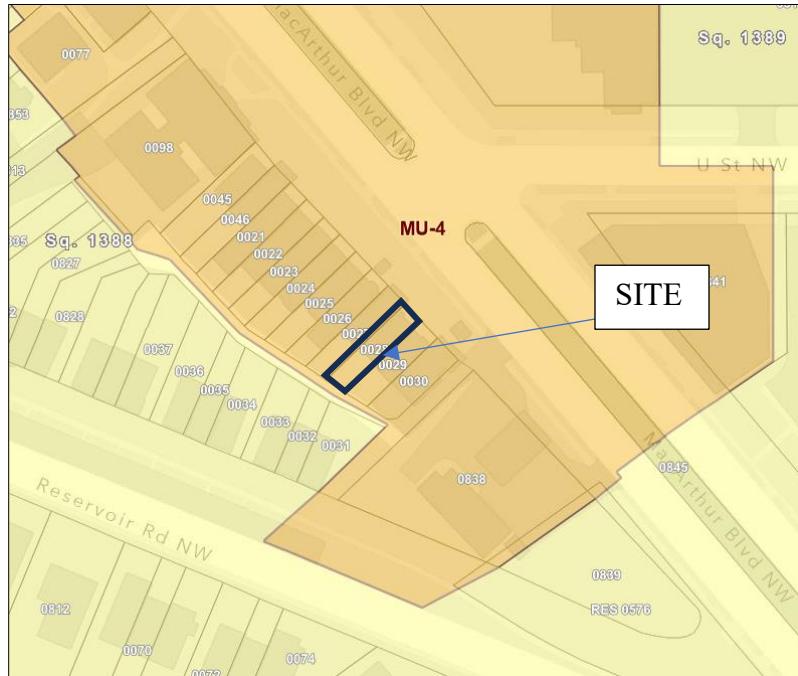
- Subtitle U § 513.1(h) to permit an establishment that has as a principal use the administration of massages.

II. LOCATION AND SITE DESCRIPTION

Address	4818 MacArthur Boulevard, NW
Applicant	Peter J. Fitzgerald represented by Joseph Busch
Legal Description	Square 1388, Lot 28
Ward, ANC	Ward 3, ANC 3D
Zone	MU-4 - moderate-density mixed-use development;
Lot Characteristics	The rectangular lot has a width of 18 feet and an area of 1,460 sq. ft.. It fronts onto MacArthur Boulevard, NW and a 16-foot-wide alley to the rear.
Existing Development	Two story building and basement; the first floor and basement are occupied by the Little Ivies DC child development center (CDC) for approximately 100 children. The second story is configured as an office suite.
Adjacent Properties	The building to the east has two stories with a catering service on the first floor and vacant second floor. The two-story building to the west has dog grooming service in the basement and first floor and a vacant third floor.
Surrounding Neighborhood Character	The area surrounding the property includes a mix of commercial and residential uses at various densities.

Proposed Development	<p>Administration of massages (Reflexology) as a principal use would be limited to the second floors of the building and would have access through a door and stairs from the first floor. The main access door would also be used by the child development center (CDC), but would have a separate entrance.</p> <p>The application has indicated that there would be no additions or alterations to the outside of the building.</p>
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LOCATION MAP



III. OFFICE OF PLANNING ANALYSIS

Special Exception Relief from Subtitle U § 513.1(h) An establishment that has as a principal use the administration of massage, subject to the following conditions:

(1) *The establishment shall be compatible with other uses in the area;*

The proposed use would be compatible to the mix of uses along this portion of McArthur Boulevard, which includes, dog grooming, residential apartments, restaurants, medical offices and other service uses. It would also be compatible with CDC on the first floor and basement. Access to the units are separate and should not affect the operations of the CDC.

(2) *The use shall not be objectionable because of its effect on the character of the neighborhood or because of noise, traffic, or other conditions; and*

The use should not result in significant noise or traffic impacts or diminish the character of the area. In the provision of the massage service, no machines would be used, so there would be no generation noise from its operations. The hours of operation would be 10:00 am to 9:00 pm daily. Clients would come to the site by scheduled appointments although there would be some flexibility for walk-ins. With only four service rooms, the number of clients would be limited and therefore not

generate noise. The property does not have on-site parking for clients but the property is located along a bus transit route. Additionally, there is on street parking, and the nearby Metropolis parking lot.

- (3) *The establishment shall not have an adverse impact on religious, educational, or other institutional facilities located in the area;*

The CDC has submitted a letter of support for the facility. The River School is located 0.1 mile northwest of the property at 4880 MacArthur Boulevard. The proposed use should have no adverse impact on the operation of the school. OP is not aware of any objections to the proposal raised by other facilities in the area.

Subtitle X Section 901 SPECIAL EXCEPTION REVIEW STANDARDS

- i. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

The purpose of the MU zones are to provide facilities for housing, shopping, and business needs, including residential, office, service, and employment centers. The proposed use is permitted by special exception in the MU-4 zone. It would be located on a street activated by other commercial uses, as permitted by the zoning.

- ii. Would the proposal appear to tend to affect adversely, the use of neighboring property?*

The proposed use should not have an adverse effect on neighboring properties. Clients would likely come mainly from the surrounding neighborhood, but the site is also well served by public transportation, including buses which travel along MacArthur Boulevard. As a quiet, low-intensity use, the proposed massage establishment would generate little impact on the surrounding businesses or neighborhood.

IV. COMMENTS OF OTHER DISTRICT AGENCIES

The Department of Transportation (DDOT) will submit its report under separate cover.

V. ANC COMMENTS

The property is within ANC 3D. At the time of this report, the ANC has not filed a report.

VI. COMMUNITY COMMENTS

At Exhibit 16 is a letter of support.