



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matt Jesick, Case Manager
Joel Lawson, Associate Director, Development Review

DATE: November 26, 2025

SUBJECT: BZA #21385 – 1415 Tuckerman Street, NW – Special Exception relief to add seven units to an existing multifamily dwelling

I. RECOMMENDATION

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

- U § 421 – Special exception review for all new multi-family projects in the RA-1 zone.

II. LOCATION AND SITE DESCRIPTION

Applicant	1415 Tuckerman Street, NW LLC
Address	1415 Tuckerman Street, NW
Legal Description	Parcel 0088 0334
Ward / ANC	Ward 4, ANC 4A
Zone	RA-1, low to moderate density residential zone, apartment use is permitted by special exception. The property is split zoned RA-1 and R-1B, but the building in question is located entirely in the RA-1 portion of the parcel.
Historic Designation	None
Lot Characteristics and Existing Development	Property is currently developed with a 66-unit, three-story multifamily dwelling. The property slopes from Tuckerman street down to the north, such that the front of the building has a mostly below-grade cellar level, and that level becomes an exposed basement on the north side of the building. Existing driveway on the east side of the building from Tuckerman Street goes down to a parking lot and under-building garages. Large yard between the building and Luzon Avenue.
Adjacent Properties and Surrounding Neighborhood Character	Immediate surroundings are similarly-scaled apartment buildings. The broader neighborhood is primarily single-family detached housing.

Proposed Development	Add seven units to the cellar and basement level of the existing building, replacing the under-building parking. Parking lot would be reconfigured to accommodate more total parking than exists today.
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III. ZONING REQUIREMENTS AND REQUESTED RELIEF

The site is zoned RA-1, a zone that requires special exception review for all new multifamily developments, subject to the criteria of Subtitle U § 421.

Section	Requirement	Existing	Proposed	Relief
Lot Area F § 201.4	As prescribed by the Board	61,162 sq.ft.	No change	Conforming
Lot Width F § 201.4	As prescribed by the Board	370 ft. at Tuckerman Street	No change	Conforming
Lot Depth	n/a	~248 ft. at east side	No change	Conforming
Use U § 421	Multi family use permitted by special exception	66 unit apartment building	7 additional units	Sp.Ex. requested
FAR F § 302 and C § 1002.3	1.08 w/ IZ max.	1.3	No change	Existing Non-Conforming
Height F § 303	40 ft. and 3 stories max.	43.75 ft.; 3 stories + cellar	No change	Existing Non-Conforming
Lot Occupancy F § 304	40% max.	32%	No change	Conforming
Rear Yard F § 305	20 ft. min.	17.625 ft.	No change	Existing Non-Conforming
Side Yard F § 306	3 in. per ft. of height but not less than eight feet (8 ft.) min.	22.25 ft.	No change	Conforming
Vehicle Parking C § 701	1 per 3 units in excess of 4 units = 12 spaces	19 spaces	23 spaces	Conforming

IV. ANALYSIS

Subtitle U § 421 requires special exception review for “all new residential developments” (§ 421.1) in the RA-1 zone, subject to the criteria listed below. The Zoning Administrator has determined that the addition of dwelling units qualifies as a new residential development for the purposes of this section. OP’s analysis of the relevant criteria is below.

Special Exception for New Residential Development – U § 421

421 *NEW RESIDENTIAL DEVELOPMENTS (RA-1 and RA-6)*

421.1 *In the RA-1 and RA-6 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 under Subtitle X, in accordance with the standards and requirements in this section.*

The application proposes to add seven units to an existing 66-unit multifamily development, for a total of 73 units.

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 for Education (OSSE) at Exhibit 18. While comments were not received, the 2023 DME Master Facilities Plan presents the following utilization data for the relevant public schools:

Brightwood Elementary – 99% utilization
Ida B. Wells Middle – 119% utilization
Coolidge High – 125% utilization

It is not anticipated that the addition of seven units in the basement/cellar of this building would result in a significant number of additional students.

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

OP defers to the District Department of Transportation (DDOT) to comment on the adequacy of the public streets and transportation infrastructure. The application was referred to DDOT at Exhibit 18. The application was referred to the Department of Parks and Recreation (DPR) at Exhibit 18, and OP defers to DPR to comment on neighborhood recreation facilities. The property is within walking distance of Rock Creek Park and the Fort Stevens Recreation Center.

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.*

The addition of seven units to the cellar / basement level would not result in significant changes to the exterior of the building. The only changes would be the addition of window wells or areaways to comply with egress requirements for the one unit proposed for the south side of the building.

The mass of the building would not change, and the window wells would be mostly obscured by landscaping. The overall character of the subject property would not change, and there would not be impacts in terms of access to light or air flow. The degree of privacy for adjacent properties should not change. There should be minimal impacts to landscaping or grading on the site.

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 application includes grading and landscaping plans, a plat, photos, floorplans, and elevations.

V. COMMENTS OF OTHER DISTRICT AGENCIES

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

VI. ANC COMMENTS

As of this writing the ANC has not submitted comments to the record.

VII. COMMUNITY COMMENTS

As of this writing the record contains no comments from members of the community.

VIII. VICINITY MAP

