

Flavor Hive

BZA Case No. 21394

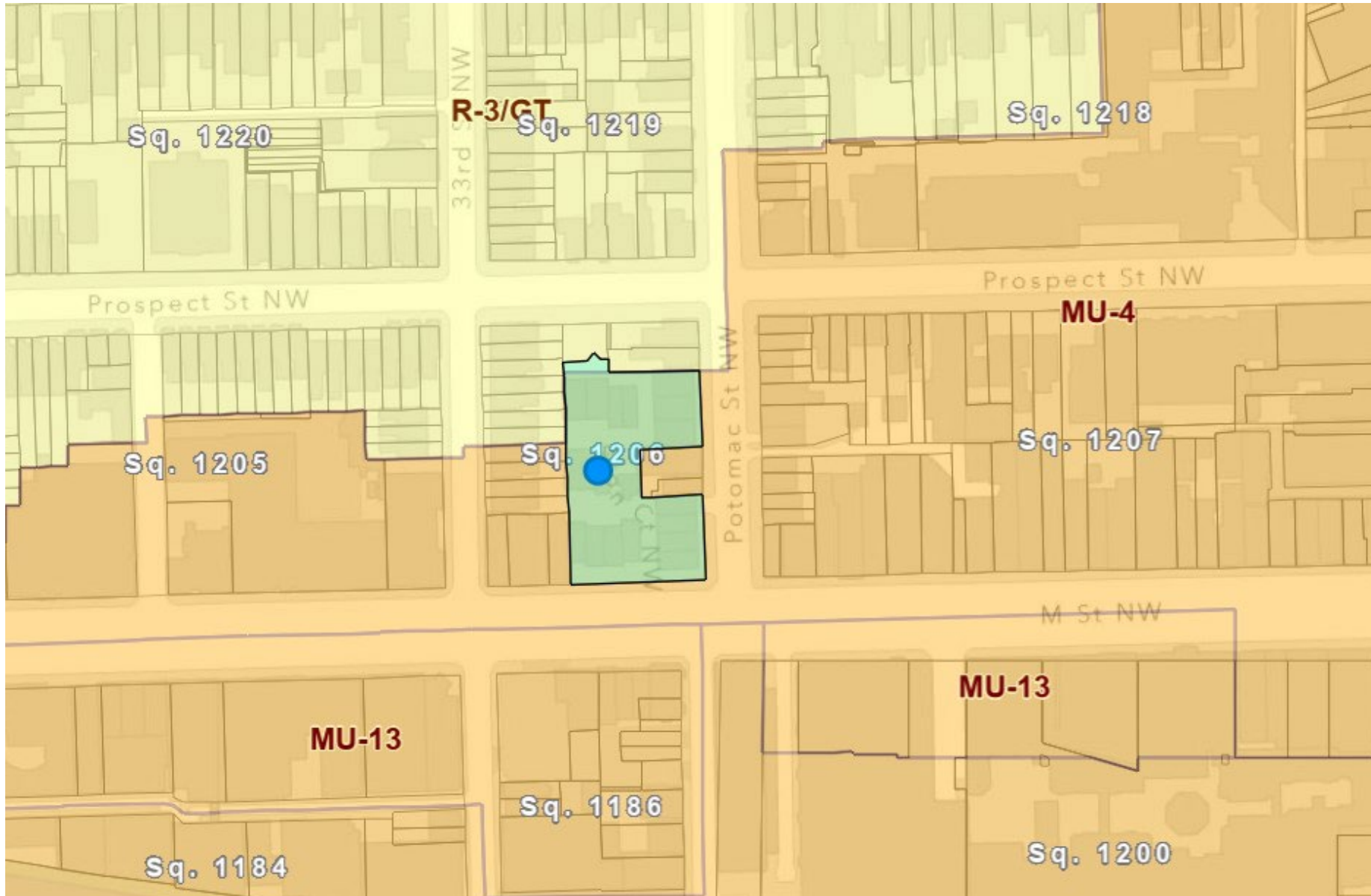
Board of Zoning Adjustment Presentation
January 21, 2026

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Land Use Attorney and Agent for the Applicant

VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21394
EXHIBIT NO. 24

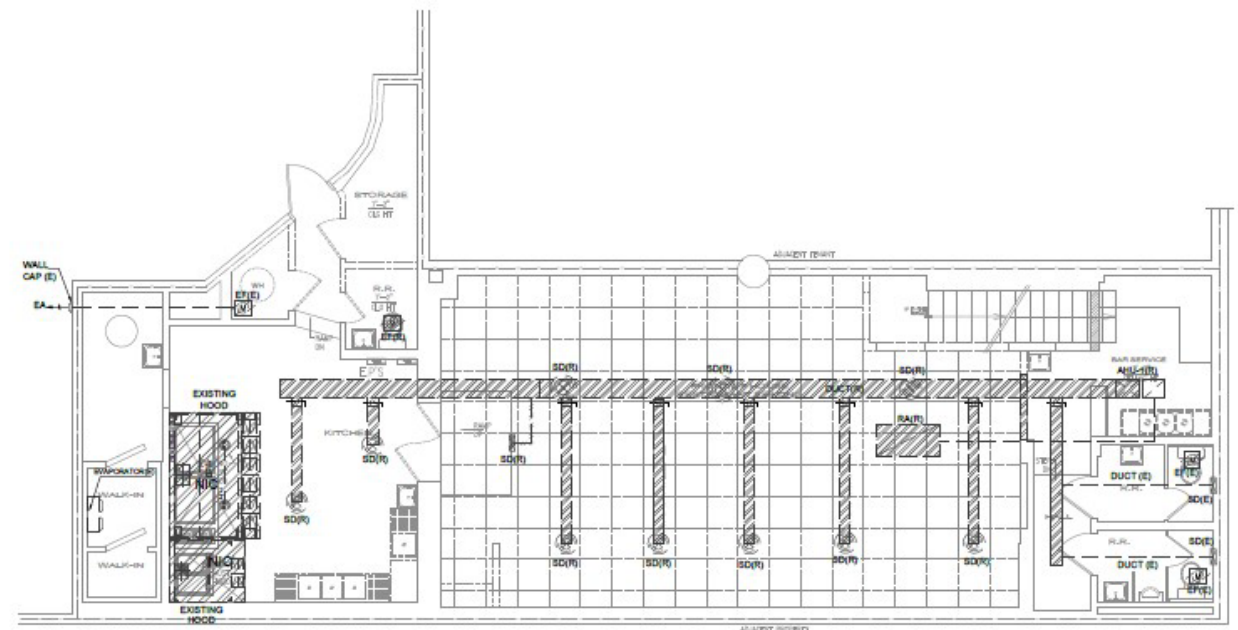
3287 ½ M Street NW (Sq. 1206, Lot 2005) – Zoning Map



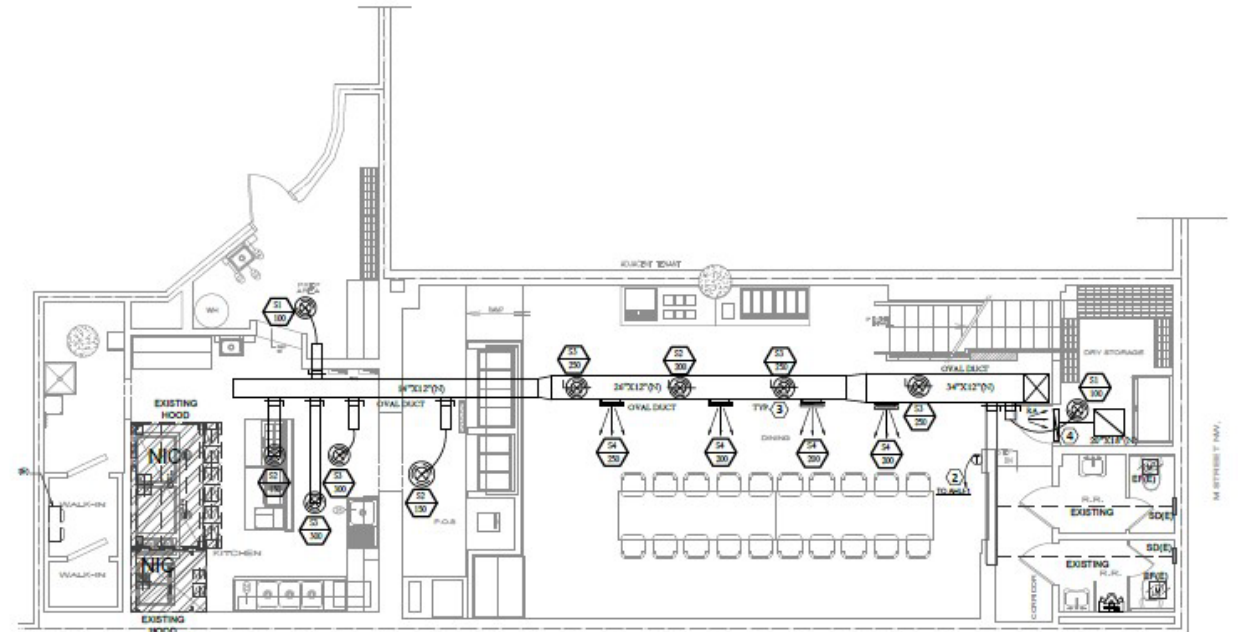
Current Conditions



Interior Architectural Plans



1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



3 NEW FLOOR PLAN
SCALE: 1/4"=1'-0"

Interior Architectural Concept



BZA Relief Requested

Special exception to establish a “fast food” use in the MU-4 zone.

- Flavor Hive is technically considered a “fast food” use under the D.C. zoning regulations because of the type of food production and there will be no waiter service.
- No drive-through is proposed.
- Interior seating for 20 guests.
- The proposed restaurant will involve preparation, consumption, dine-in and carry out of rice bowls, pita sandwiches, sides and desserts.

Proposed Flavor Hive – No Significant Impacts

- Meets the conditions of Subtitle U, Section 513 related to fast food establishments and Subtitle X, Section 901.1 related to special exception relief.
- Proposed Flavor Hive is replacing a former restaurant and will be in harmony with the neighborhood.
- Retail/restaurant uses are common along this portion of M Street NW.
- No impacts at the rear of the property.
 - Trash handled internally.
- Hours of Operation: 11:00am to 10:00pm Monday through Thursday, 11:00am to 2:00pm Friday and Saturday and 11:00am to 8:00pm on Sunday.

ANC 2E and Office of Planning Support Application

- ANC 2E
 - Unanimous support for project.
- Office of Planning recommends approval of special exception.

Questions?

