

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** *CM* Crystal Myers, Development Review Specialist

**DATE:** January 30, 2026

**SUBJECT:** BZA Case 21409: Request for special exception relief to allow a loading berth to be added to an existing residential building.

**I. OFFICE OF PLANNING RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle C § 909 and Subtitle X § 901:

- **C§901 – Loading Requirements**
- **C§905.4 – Loading Berth Size and Layout Requirements**
- **C§908 – Screening Requirements**

**II. LOCATION AND SITE DESCRIPTION**

<b>Address:</b>	2032 Belmont Rd NW
<b>Applicants:</b>	Valley Vista Condo Association
<b>Legal Description:</b>	Square 2541; Lot 32
<b>Ward / ANC:</b>	Ward 1 / ANC 1C
<b>Zone:</b>	RA-2
<b>Historic Districts:</b>	Kalorama Triangle Historic District
<b>Lot Characteristics:</b>	The subject property is a 35,564-square foot lot with an alley at the rear, largely occupied by a residential building.
<b>Existing Development:</b>	The lot is currently improved with a 6-story multiple dwelling building.
<b>Adjacent Properties:</b>	Multiple dwelling residential building
<b>Surrounding Neighborhood Character:</b>	The surrounding neighborhood is residential and predominantly consists of rowhouses and multifamily buildings. The neighborhood borders Rock Creek Park.
<b>Proposed Development:</b>	The proposal would allow for a loading berth to be constructed.

**III. LOCATION**



**IV. ZONING REQUIREMENTS and RELIEF REQUESTED**

<b>RA-2 Zone</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed<sup>1</sup></b>	<b>Relief</b>
Lot Width		506 ft.	No change	None requested
Lot Area		35,564 sq. ft.	No change	None requested
Parking C § 701	56 spaces minimum	6 spaces	No change	None requested
Loading Requirements C § 901.1	1 berth 1 service space	None	1 loading berth <b>0 service/delivery space</b>	<b>Sp. Ex. Requested</b>
Loading berth size and layout C § 905.4	Loading platform is required	None	<b>Not Provided</b>	<b>Sp. Ex. Requested</b>
Screening C § 908	Screening Required	Not Provided	<b>Not Provided</b>	<b>Sp. Ex. Requested</b>

**V. OP ANALYSIS**

**Subtitle X § 901 General Special Exception Review**

*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*

<sup>1</sup> Provided by Applicant

*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;*

If granted, the requested relief would be in harmony with the general purpose and intent of the Zoning Regulations. Currently, loading activities are occurring in the public alley which is a nuisance to neighbors. The Regulations intend for buildings this size to have loading facilities in order to minimize their impact on the neighborhood. While site constraints prevent meeting all of today's loading requirements, having a loading berth would remove loading activities from the alley.

Additionally, in regard to relief from providing a loading platform, most trucks have built-in platforms, so the absence of having one on site should not cause a problem.

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

If granted, the special exception should not negatively impact neighboring properties. Relief would allow for a loading berth to be added to the building, which would remove loading activities from the public alley and should reduce impacts on neighboring properties that use the alley. Currently, loading activities are occurring without a service/delivery space, screening, and loading platform, so continuing without them should not have an increased impact.

### **Subtitle C § 909.1 Special Exception from Loading Berth and Delivery Space Requirements**

*Subtitle C § 909.1 This section provides flexibility from the loading requirements when providing the number or dimensions of loading spaces or the access and screening required by this section would be:*

- (a) *Impractical due to the shape or configuration of the site constraints;*  
(b) *Unnecessary due to a lack of demand for loading; or*  
(c) *Contrary to other District of Columbia regulations.*

The Applicant is requesting relief because compliance would be impractical due to the site constraints. As shown on the survey plat below, the property is largely occupied by the existing residential building. It lacks sufficient space to provide both a loading berth and a service/delivery



**C § 909.4 Special Exception from Screening Requirements**

*909.4 The Board of Zoning Adjustment may grant full or partial relief from the screening requirements of Subtitle C § 908 as a special exception pursuant to of Subtitle X, Chapter 9, and subject to the applicant's demonstration to the Board's satisfaction that:*

- (a) Existing protective and screening walls on the lot or on adjacent property are adequate to prevent adverse impacts on adjacent property; or*

Loading has occurred along the alley without screening for many years. Although the site cannot accommodate screening, the loading berth would improve the existing situation.

**VI. OTHER DISTRICT AGENCIES**

Currently there are no comments from other District agencies in the record.

**VII. ADVISORY NEIGHBORHOOD COMMISSION**

Currently there is no report from ANC 1C in the record.

**VIII. COMMUNITY COMMENTS**

There are two letters in opposition in the record. At [exhibit 25](#) is a letter signed by the owners of five of the houses. Two of the owners' also submitted a separate letter at [exhibit 24](#) and [exhibit 26](#).