

BZA Application No. 21419 – 4101 Alabama Avenue, SE

- The Property is located at 4101 Alabama Avenue, SE and is zoned MU-3A.
- The site is currently improved with an existing BP gas station, convenience store, and service garage.
- The Applicant proposes to expand the existing gas station operation to include vehicle towing and associated vehicle storage on adjacent Lot 13.
- The towing and storage use will operate as an integrated component of the existing service station, supporting vehicle-related services already provided on-site, in addition to isolated towing and parking/storage.
- The combined operation will provide a full range of vehicle services, including: fueling, vehicle repair and maintenance, towing services, and temporary vehicle storage.
- The proposal does not introduce a new standalone use; rather, it expands and enhances the existing gasoline service station operation.
- An enlargement of a gasoline service station is permitted in the MU-3A zone by special exception. Accordingly, the Applicant is requesting special exception relief pursuant to Subtitle U § 511.1(f) and Subtitle X § 901.1 to allow the towing and vehicle storage component as part of the existing service station.

Community & Agency Support

- The Office of Planning recommends approval.
- DDOT has no objection, with conditions, which the Applicant will comply with.
- The Applicant conducted multiple rounds of outreach, engaging with over 100 surrounding households through flyers, door-to-door engagement, and informational materials.
- The Applicant attended the Advisory Neighborhood Commission 7B meeting on February 19, 2026, to introduce the project and engage with community members and elected representatives.
- The Applicant's counsel also attended the ANC 7B meeting on May 21, 2026, at which the application was included on the agenda, as the last item. However, the meeting was ended without mention of this Application. In any event, we are not aware of any further ANC consideration of this Application.

Subject Lot





Subject Lot



The Application Meets the General Special Exception Requirements of X-901.2

The special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.

- The proposal is consistent with the intent of the MU-3A zone, which is designed to accommodate a variety of business uses, including expansion of existing gasoline service stations.
- The proposed towing and vehicle storage component complements the existing Gas Station operation, creating a comprehensive vehicle service facility consistent with the intent of the zone. By maintaining all auto-related functions, including vehicle parking and circulation, within the same premises, the proposal enhances operational efficiency and ensures that vehicle activity is properly managed within a controlled and secure environment.
- The proposed parking, towing, storage portion of the service station, on Lot 13, will not create undue adverse impacts on neighboring properties. Noise levels will comply with all applicable regulations, ensuring that operations do not significantly differ from existing conditions, as the area already accommodates the existing service station. The site will include appropriate screening and fencing to ensure that operations are conducted neatly and securely. Given these factors, the proposed use will be in harmony with the general zoning intent and will not adversely affect surrounding properties.

The Applicant Meets the Specific Special Exception Requirements of U-511.1(f) Gasoline Service Station Establishment or Enlargement	
(f) Gasoline service station to be established or enlarged, subject to the following conditions: (1) The station shall not be located within twenty-five feet (25 ft.) of a residential zone or unless separated from the residential zone by a street or alley;	The Property is located approximately 30 feet from the nearest residential zone (R-2), to the south.
(2) The operation of the use shall not create dangerous or other objectionable traffic conditions; and	The existing gasoline service station has operated on the Property since its Certificate of Occupancy was issued in 1968. The operation will not create dangerous or objectionable traffic conditions. The expanded use will not consist of any additional buildings, service areas, gasoline pumps, or any other mechanical equipment or service. It will only handle the parking, towing, and storage uses accessory to the existing service station use. Vehicle movement will remain within the existing property and on Lot 13. There will be no added curb cut. The Applicant acknowledges, and will comply with, DDOT requirements and conditions noted in its report.
(3) Required parking spaces may be arranged so that all spaces are not accessible at all times. All parking spaces provided under this subsection shall be designed and operated so that sufficient access and maneuvering space is available to permit the parking and removal of any vehicles without moving any other vehicle onto public space;	As shown on the accompanying plat and site plan, all vehicle parking and storage areas are fully contained within the Property. Access and maneuvering occur entirely on private property via internal paved connections between the lots. Towing, Parking, and Storage of cars will be handled by service station and related personnel. This parking will not be available for drive in by the public and so the entire space, and parking of vehicle, will be coordinated and managed by the service station. Its personnel and by its towing tenant, Mr. Ford.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 18, 2025

Plat for Building Permit of :

SQUARE 5369 -N LOTS 22-13

Scale: 1 inch = 30 feet

Recorded in Book 169 Page 171 (LOT 22)
Recorded in Book 161 Page 114 (LOT 13)

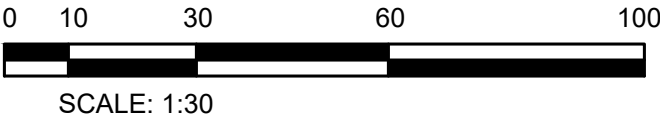
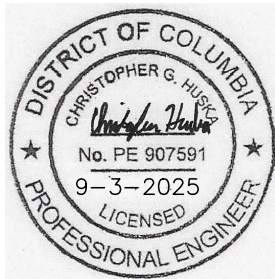
Receipt No. 25-02135

Drawn by: B.S.

Furnished to: ALEXANDRA WILSON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha
For Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have ~~have not~~ (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have ~~have not~~ (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

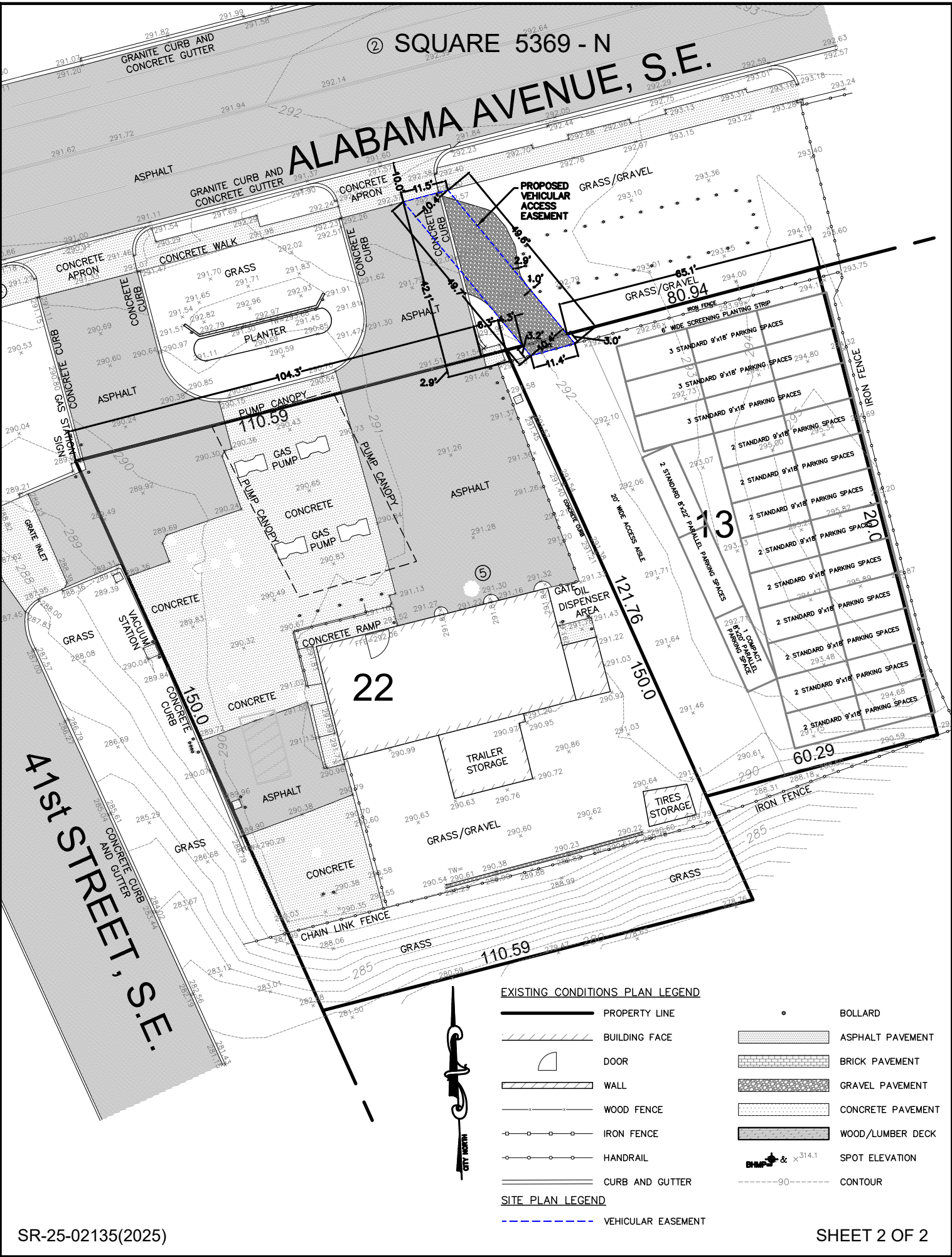
Signature: Christopher Huska

Date: 9-3-2025

Printed Name: Christopher Huska

Relationship to Lot Owner: Civil Engineer

If a registered design professional, provide license number PE907591 and include stamp below.

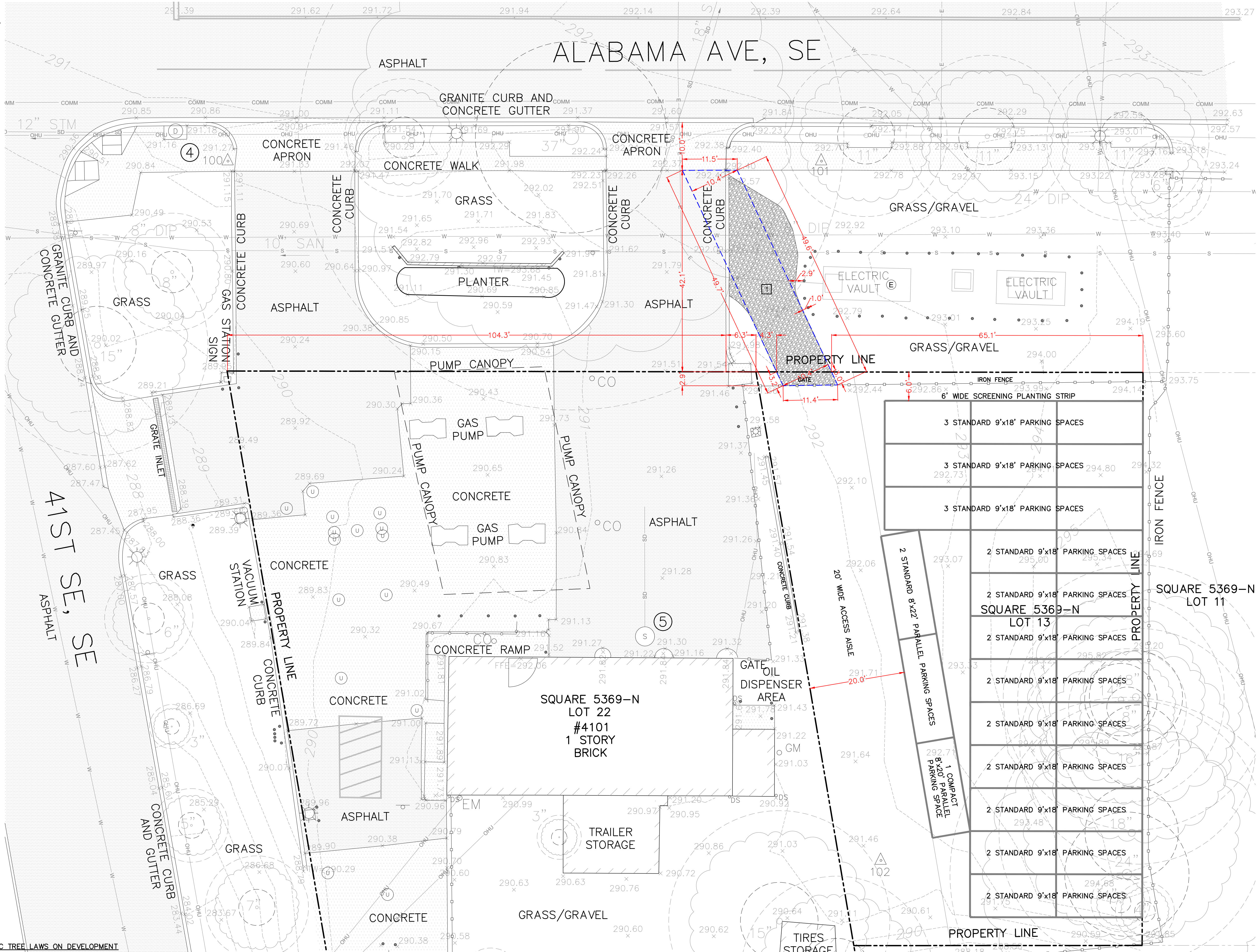


SITE PLAN LEGEND

----- VEHICULAR EASEMENT

SITE PLAN KEYNOTES

1 PROPOSED VEHICULAR ACCESS EASEMENT



SUMMARY OF IMPLICATIONS OF DC TREE LAWS ON DEVELOPMENT

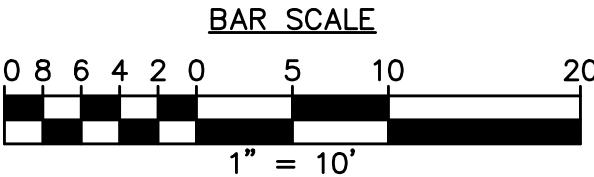
- ANY TREE SMALLER THAN 14" IN DIAMETER MAY BE REMOVED WITHOUT A PERMIT.
- TREES THAT ARE BETWEEN 14" AND 31.8" IN DIAMETER ARE CONSIDERED 'SPECIAL' TREES.
- TREES THAT ARE 31.8" IN DIAMETER OR LARGER ARE CONSIDERED 'HERITAGE' TREES.
- CONSTRUCTION WITHIN THE SRZ OF A TREE TO REMAIN IS NOT PERMITTED.
- CONSTRUCTION WITHIN THE CRZ OF A TREE TO REMAIN MAY BE PERMITTED PROVIDED THE DISTURBANCE IS LESS THAN 25% OF THE CRZ AREA AND AIR SPADING OR HAND EXCAVATION IS UNDERTAKEN TO CONFIRM THERE ARE NO ROOTS WHICH CONFLICT WITH THE PROPOSED CONSTRUCTION THAT ARE 2" IN DIAMETER OR GREATER.
- IF TREES ON ADJACENT PROPERTIES ARE TO BE AFFECTED BY THE PROPOSED CONSTRUCTION, A WRITTEN LETTER OF PERMISSION IS REQUIRED FROM THE ADJACENT PROPERTY OWNER.
- THERE ARE 3 TYPES OF TREES WHICH MAY BE REMOVED WITHOUT PENALTY (THOUGH A PERMIT IS STILL REQUIRED) REGARDLESS OF SIZE AND CONDITION: MULBERRY, TREE OF HEAVEN, AND NORWAY MAPLE.
- IF A TREE IS DEAD OR IN POOR HEALTH IT MAY, AT THE DISCRETION OF THE DDOT UFA WARD ARBORIST, BE DEEMED HAZARDOUS.
- HAZARDOUS TREES MAY BE REMOVED REGARDLESS OF SIZE OR SPECIES.
- TREES BETWEEN THE CURB AND SIDEWALK ARE CONSIDERED 'STREET TREES' AND MAY NOT BE REMOVED OR DAMAGED UNLESS DEEMED HAZARDOUS.

SITE PLAN NARRATIVE

PENDING.

SITE PLAN NOTES

- ALL EXISTING FEATURES ARE NOT NECESSARILY SHOWN ON THIS PLAN. SEE EXISTING CONDITIONS PLAN.
- SPOT SHOTS ARE SHOWN PURPOSEFULLY OFFSET 0.5' FROM THE SPOT DESCRIBED FOR VISUAL CLARITY. MOREOVER, SPOTS ARE ROUNDED TO THE NEAREST 5 HUNDREDTHS.
- REFER TO THE CIVIL COVER SHEET FOR ADDITIONAL INFORMATION.



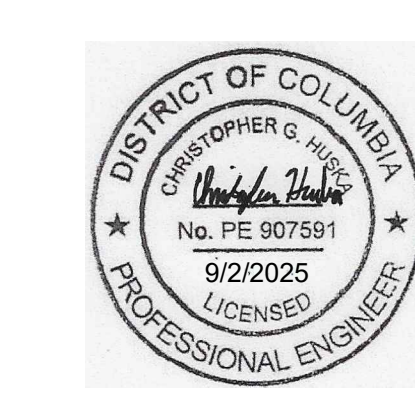
NOT FOR CONSTRUCTION
DEVELOPED
DESIGN
9/2/2025

PROJECT
4101 ALABAMA AVE, SE
WASHINGTON, DC 20019
SQUARE 5369N LOT 0022

OWNER
CHRIS FORD
TFO TOWING
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CIVIL ENGINEER
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HUSKA & HORGAN ENGINEERING, LLC
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WASHINGTON, DC 20007
703.425.3862

LAND SURVEYOR
ISMAEL VAZQUEZ
DISTRICT SURVEY
800 MAINE AVE, SW #200
WASHINGTON, DC 20024
571.330.7055



SEAL

SITE PLAN

DRAWING TITLE

CIV-200

DRAWING NO.