

Case No. 21419

4101 Alabama Ave., SE · Washington, DC

Zone: MU-3A

Property: Two lots (Sq. 5369N, Lots 0022 & 0013)

Existing Building: BP gas station, convenience market & service garage

Proposed: Expand Gas Station to include towing & vehicle storage

Tenant: Chris Ford, TFO Towing & Recovery

Applicant: PMG Mid Atlantic LLC

Counsel: Martin Sullivan, Sullivan & Barros LLP



Board of Zoning Adjustment
District of Columbia
CASE NO. 21419
EXHIBIT NO. 36

- The Applicant revised the site plan and plat to include internal access from the street via the existing gas station curb cut on Alabama Avenue to Lot 22, the gas station property, followed by access from Lot 22 to Lot 13 through a gated entrance;
- A significantly increased buffer zone between the parking lot on Lot 13 and the nearest residential building (from approximately fifteen (15) feet to approximately thirty (30) feet);
- Removal of the prior access path from Alabama Avenue to Lot 13, and the proposed restoration of grass in the public parking area between the properties and Alabama Avenue.
- With respect to lighting, while there is some existing level of lighting, the Applicant has determined that additional lighting would not be desirable for any neighboring property, nor necessary for the use, safety, or security of the parking lot.
- With respect to the types of cars to be located on the parking lot, the Applicant confirms that the only vehicles to be stored on the property will be standard 2-axle vehicles.
- With respect to ANC outreach, the Applicant's representative, Mr. Ford, and Applicant's counsel, Mr. Sullivan, attended the ANC meeting on June 18. This matter was on the meeting agenda. However, two hours into the meeting, the Chair "tabled" this meeting item, taking it off the agenda, when it was discovered that the SMD Commissioner was no longer in attendance. There was no further explanation or opportunity for Applicant's counsel to weigh in. This was the second straight month that this happened exactly like this.
- Finally, regarding the suggestion of a time limit, the Applicant is amenable to such a condition, although it does assert that the proposal satisfies the special exception criteria and respectfully requests that any time limit condition be at least seven (7) years from the date of issuance of this certificate of occupancy, or from the issuance date of the final order.

- Since filing the application, the Applicant has undertaken multiple rounds of outreach to residents and stakeholders within the vicinity of the Property. Outreach was conducted on January 5, 6, and 7; February 19 and 20; March 31; and April 1 and 2. These efforts included door-to-door engagement with nearby residents and the distribution of informational materials describing the proposed project. In addition, the Applicant developed and circulated a petition and prepared flyers that were distributed to residences within the outreach area. Collectively, these efforts reached more than 100 households in the surrounding community. The Applicant also attended the Advisory Neighborhood Commission 7B meeting on February 19, May 21, and again on June 18.

Certificate of Service

I certify that on November 3, 2025, I served a copy of this application to the following:

D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
Planning@dc.gov

Advisory Neighborhood Commission 7B

ANC Office
7B@anc.dc.gov

Travis R. Swanson, Chairperson
7B03@anc.dc.gov

Angela Sydnor, SMD
7B08@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager

 Sarah Harkcom
To: ANC 7B Office (ANC 7B) <7b@anc.dc.gov>; Swanson, Travis (SMD 7B03) <7b03@anc.dc.gov>; Sydnor, Angela (SMD 7B08) <7b08@anc.dc.gov>
Cc: @ Martin Sullivan

 Mon 11/3/2025 4:22 PM

You replied on Wed 12/3/2025 2:31 PM

 Complete Copy of the **BZA** application
8 MB

Good Afternoon Chair Swanson and Commissioner Sydnor,

I am writing on behalf of the applicant to share a newly filed **BZA application** for **4101** Alabama Avenue, SE, which was submitted via IZIS today. Please find the **application** materials attached for your review. Once we receive an official case number and hearing date, we will follow up to provide that information. In the meantime, please don't hesitate to reach out if you have any questions. Thank you!

Best,
Sarah

Sarah Harkcom, Legal Assistant/**BZA** Specialist
Sullivan & Barros, LLP
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**SUPPORT YOUR
LOCAL TOW COMPANY!**

**SIGN OUR PETITION FOR
ZONING APPROVAL!**



**4101 ALABAMA AVE SE
WASHINGTON, DC**

HELP TFO TOWING & RECOVERY, LLC
GET ZONING APPROVAL FROM THE BZA
TO OPERATE OUR LOCAL TOWING-
RELATED STORAGE LOT.

✓ **YOUR SUPPORT MAKES A DIFFERENCE!**

- ✓ Provides a secure & regulated location for towed vehicles
- ✓ Supports local jobs & economic activity
- ✓ Improves neighborhood order & site management

**SCAN THE QR CODE
OR VISIT THE LINK BELOW to
ADD YOUR NAME AND SUPPORT
A REGULATED TOWING LOT IN OUR COMMUNITY!**

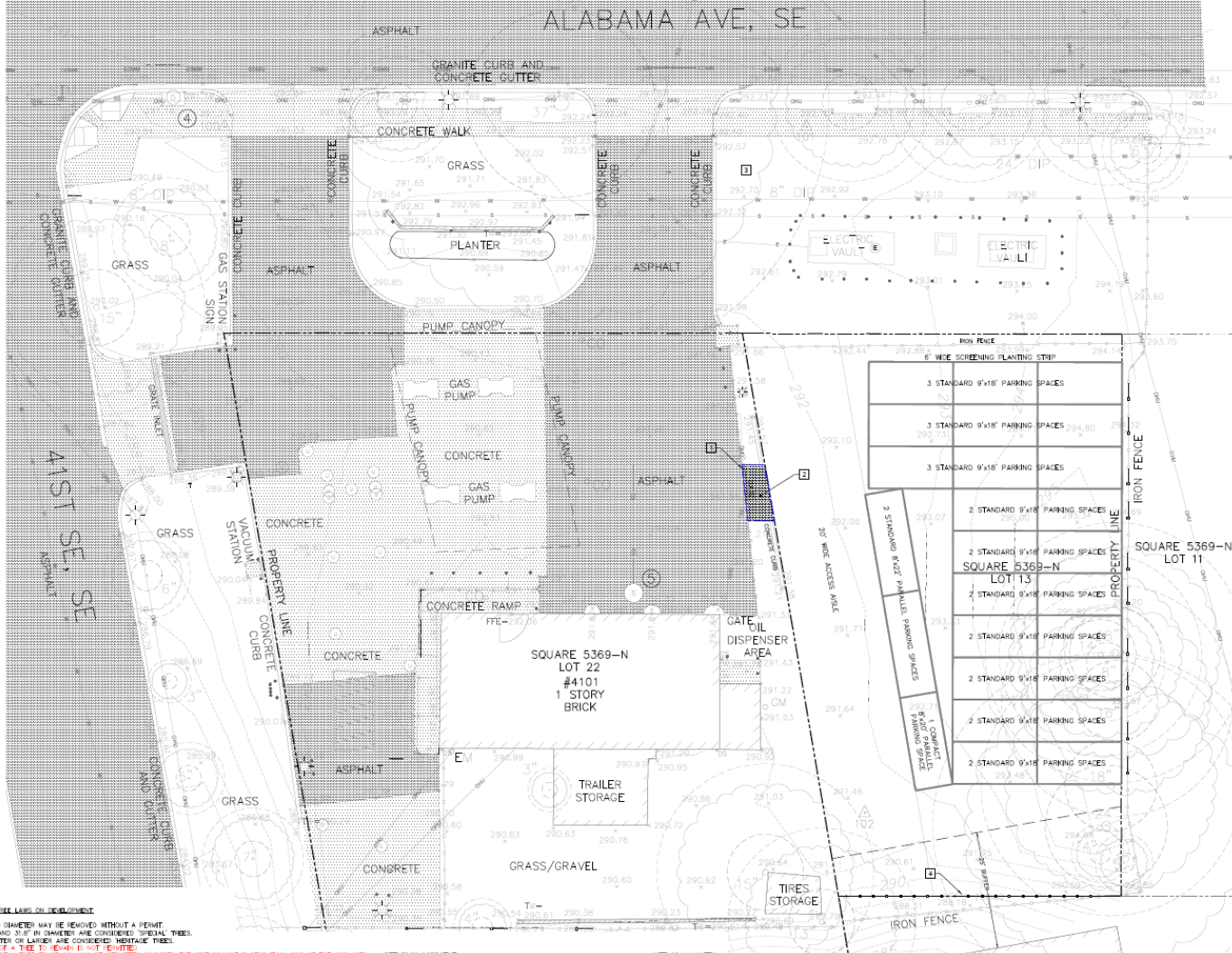
**SCAN TO SIGN
THE PETITION!**

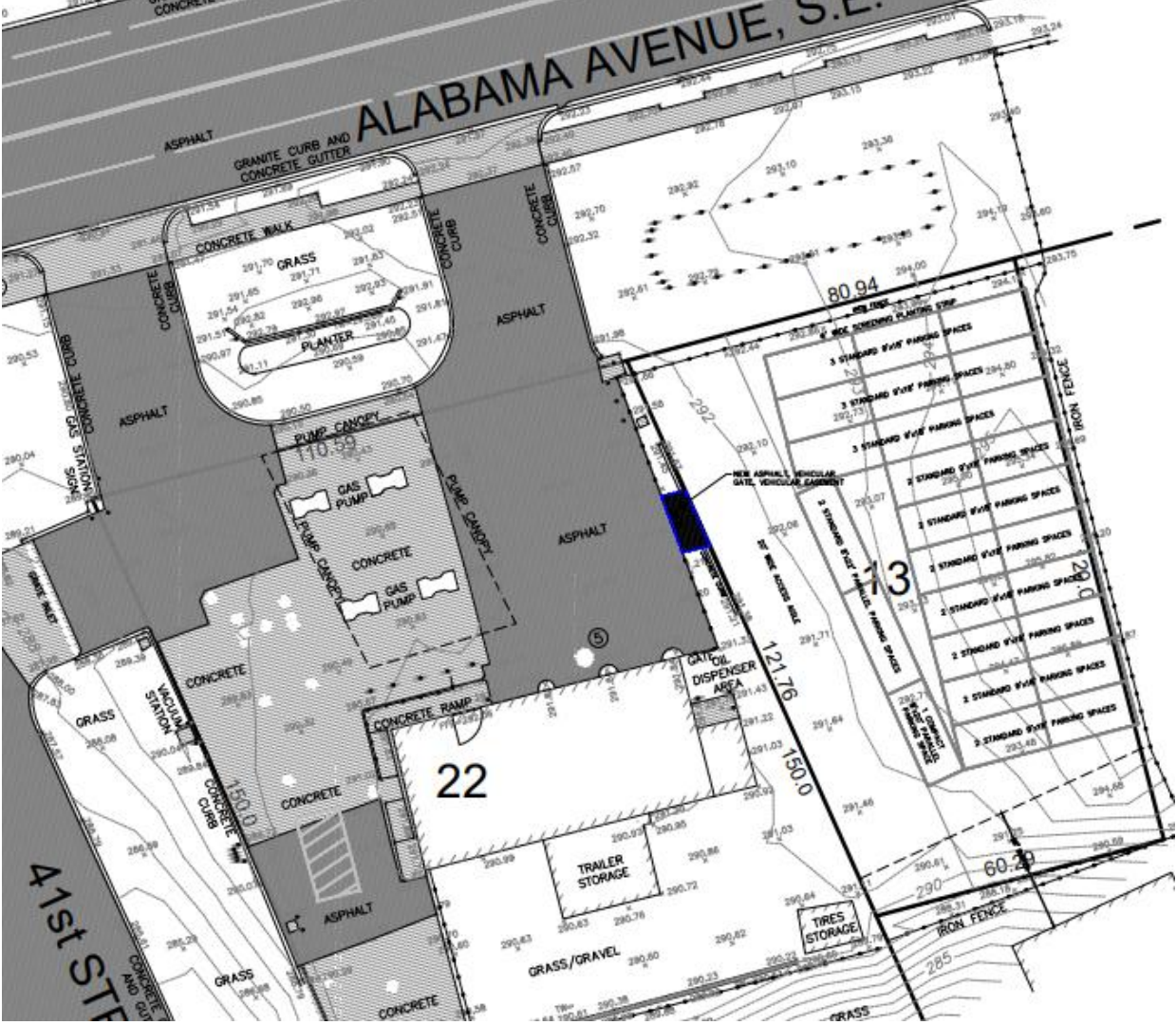


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WE WOULD LOVE TO GET YOUR FEEDBACK - EMAIL US AT: Tfotowing@gmail.com





The Project at a Glance

S|B

- 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.



Property location: SW corner of Alabama Ave., SE

- 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.







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.

Gas Station Enlargement (Subtitle U § 511.1(f))

(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;

(2) The operation of the use shall not create dangerous or other objectionable traffic conditions; and;

(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;

(f) The Property is located approximately 30 feet from the nearest residential zone (R-2), to the south.

(2) 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) 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.