

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Philip Bradford, AICP, Development Review Specialist
MBR
 Maxine Brown-Roberts, Associate Director Development Review

DATE: June 5, 2026

SUBJECT: BZA Case 21441, to permit two additional units within an existing Residential Apartment building at 318 Delafield Place NW.

I. OFFICE OF PLANNING RECOMMENDATION

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

- Subtitle U § 421, New Residential Developments (all new residential development, except for single household detached and semi-detached dwellings, must be reviewed by the Board of Zoning Adjustment; addition of two additional units within the existing building proposed).

II. LOCATION AND SITE DESCRIPTION

Address	318 Delafield Place NW
Applicant	Venable on behalf of District Line Development, LLC
Legal Description	Square 3304; Lot 0058
Ward, ANC	Ward 4; ANC 4D
Zone	RA-1
Historic Districts	N/A
Lot Characteristics	Rectangular Corner Lot measuring 40 ft. x 94 ft. with a 16 ft. public alley to the rear.
Existing Development	Two-story Residential Apartment Building, with cellar, containing 23 units.
Adjacent Properties	Attached Single Family Dwellings and Multi-family Apartment Houses.
Surrounding Neighborhood Character	Moderate Density Residential Neighborhood. Multiple apartment buildings in the vicinity of the site have recently made similar additions/expansions within existing footprints
Proposed Development	Renovation of an existing Apartment Building, including the alteration of the existing cellar floor plan to facilitate two additional dwelling units, resulting in 6 units total.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: RA-1	Regulation	Existing	Proposed ¹	Relief
Apartment House / Rowhouse U § 421	Permitted by special exception	4	6	Special Exception Relief Requested
Density F § 201	0.9 max.	0.74	0.79	None requested
Lot Width F § 202	N/A	40 ft.	40 ft.	None requested
Lot Area F § 202	N/A	3,760 sq. ft.	3,760 sq. ft.	None requested
Height F § 203	40 ft. max.	22.75 ft.	22.75 ft.	None requested
Rear Yard F § 207	20 ft. min.	25.6 ft.	25.6 ft.	None requested
Side Yard F § 208	Two 8 ft. min.	0 ft. & 5 ft.	0 ft. & 5 ft.	None requested
Lot Occupancy F § 210	40 % max.	40 %	40 %	None requested
Parking C § 701	Difference between existing use and proposed expansion.	0	2	None requested

IV. OFFICE OF PLANNING ANALYSIS

Subtitle U § 421, NEW RESIDENTIAL DEVELOPMENTS (RA-1 & 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 Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.

The application proposes to add two units to an existing 4-unit Apartment House, a use permitted by Special Exception in the RA-1 zone.

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*

¹ Provided by the applicant.

The application was referred to the Office of the State Superintendent of Education (OSSE) for comment. To date, comments have not been filed to the record, but DC Public Schools' (DCPS) permanent capacity utilization rates, as published on the Deputy Mayor for Education's website², for the area's in-boundary schools for school year 2024-2025 were:

- Barnard Elementary School – 113.6%
- MacFarland Middle School – 66.8%
- Roosevelt High School – 83.7%

OP would not anticipate that the addition of two dwelling units would impact these public schools.

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

The application was referred to the District Department of Transportation (DDOT) for comment and recommendation. The property is located approximately 0.2 miles from both the D44 Metrobus route along New Hampshire Avenue, NW and the C75 along Kansas Avenue, NW which are both in walking distance.

The application was referred to the Department of Parks and Recreation (DPR) for comment and recommendation. To date, comments have not been filed to the record, but the property is located approximately 0.4 miles from Sherman Circle Park.

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.*

Site Plan and Arrangement of Buildings and Provision of Light and Air

The proposal does not include a physical expansion of the existing detached building, nor does it propose any new buildings. Instead, two additional dwelling units would be added to the existing cellar space. A new screened trash area would be added to the rear of the building along the alley. Consequently, there should not be significant adverse impacts to the provision of light and air to neighboring properties past that which already exists.

Parking

The applicant has self-certified that the proposal meets the minimum parking requirements for the expanded use, two new parking spaces are proposed to be added at the rear of the building accessed from the existing alley. The subject property is in proximity to several Metrobus lines.

² <https://edscape.dc.gov/page/facilities-utilization>

Recreation

The plans do not indicate a community or recreational amenities in the building common areas. The property is located 0.4 miles from Sherman Circle Park and 0.5 miles from Grant Circle Park and approximately one mile from Petworth Recreation Center which provide multiple recreational opportunities for residents.

Landscaping, and Grading

The applicant proposes to add retaining walls for two new light wells at the rear for the new cellar level units. There are new landscaped areas along the front which are shown in Sheet A100 of [Exhibit 19](#). The site is fairly flat and given the minimal changes to the site and existing building, no change to grading of the site is proposed as demonstrated on the Site Plan.

- 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 applicant has provided filings sufficient for the review of proposal against the relevant criteria.

Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS

- 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 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;*

The RA-1 zone provides for areas to be developed low to moderate density development including low-rise apartments which are permitted through Special Exception. Therefore, the proposed expansion of the existing Apartment House Use from 4 dwelling units to 6 would be consistent with the intent of the RA-1 zone requirements. As part of the proposal, other building and site improvements consistent with the zoning would be made.

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

The requested relief should not intensify any impact to the use of neighboring properties as the building envelope will not be expanded and the granting of the request would be consistent with other nearby apartment houses which have made similar expansions within their building footprint. The addition of a stormwater management facility could give relief to neighboring property from any existing adverse effects of the building.

- (c) *Subject in specific cases to the special conditions specified in this title.*

The form of relief is within the allowed criteria of Subtitle U § 421, provided above.

V. OTHER DISTRICT AGENCIES

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

VI. ADVISORY NEIGHBORHOOD COMMISSION

As of the writing of this report, there is no report from ANC 4D in the record.

VII. COMMUNITY COMMENTS

As of the writing of this report, there are no public comments submitted to the record.

Attachment - Location Map

