

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of Washington Real Estate Development Inc.
3700 14th Street, NW (Square 2692, Lot 43).

I. INTRODUCTION.

This Statement is submitted on behalf of Washington Real Estate Development Inc. (the “Applicant”), owner of the property located at 3700 14th Street, NW (Square 2692, Lot 43) (the “Property”). The Property, located in the MU-4 zone, is currently improved with a small one-story + cellar commercial building. The Applicant is proposing to maintain the existing structure and construct a vertical addition and a small rear addition, resulting in a building with five stories, a penthouse, and a cellar (the “Building”) with 9 residential units (the “Project”) and no commercial space. The Project is permitted as a matter-of-right except the Applicant cannot provide two required parking spaces. Accordingly, the Project requires special exception relief pursuant to C-703.2 from the parking requirements for two parking spaces.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the requested special exception relief requested pursuant to X-901.2 and C-703.2.

III. BACKGROUND.

A. Description of the Property and Proposed Project.

The Property is a corner lot with a land area of 2,838 square feet. The Applicant is proposing to construct an addition to the existing one-story + cellar building, resulting in a five-story building with a cellar and a penthouse. The Building will be used as a multi-family building with 9 residential units. The proposed Building envelope is permitted by right, except that the use triggers the need for two parking spaces. There is a Building Restriction Line (“BRL”) occupying a significant portion of the Property, preventing parking in the open areas of the Property. Locating parking within the BRL is against DDOT regulations and the Public Space Committee denied the request to locate the parking in that space despite an existing parking pad.

B. Surrounding Area.

The area is primarily characterized by a mix of residential and commercial uses in an urban setting. The Property is well served by mass transit, including multiple bus lines and a bus stop directly in front of the Property, along 14th Street. It is also located approximately one-half mile of both the Columbia Heights and Petworth Metros. The Property is just over the one-half mile distance from those respective metros, about 0.55 mi.; accordingly, it is just shy of the 50% reduction for the required number of vehicle parking spaces.

The Property is located within walking distance of grocery stores, a library, restaurants, and commercial shops along 14th Street to the north and south. According to Walk Score, the Property has a Walk Score of 90 and is considered a "Walker's Paradise."

IV. THE APPLICATION SATISFIES THE GENERAL AND SPECIFIC SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE X-901.2, C-703.2.

A. General Special Exception Requirements.

Pursuant to Subtitle X § 901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, 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 use itself and the proposed Building bulk and density is permitted as a matter-of-right in the MU-4 zone. As the Property has a Walk Score of 90 and is located close to amenities such as grocery stores, restaurants, shops, and relatively close to the metro, it is anticipated that future residents are unlikely to have cars.

B. Special Exception Requirements of Subtitle C-703.2.

In reviewing applications for a special exception under the Zoning Regulations, the Board's discretion is limited to determining whether the proposed exception satisfies the relevant zoning requirements. If the prerequisites are satisfied, the Board ordinarily must grant the application. See, e.g., *Nat'l Cathedral Neighborhood Ass'n. v. D.C. Board of Zoning Adjustment*, 753 A.2d 984, 986 (D.C. 2000).

The Applicant is requesting special exception relief from the minimum parking requirements of C § 701.5 pursuant to C § 703.2.

Section 703.2 “The Board of Zoning Adjustment may grant a full or partial reduction in number of required parking spaces, subject to the general special exception requirements of Subtitle X, and the applicant’s demonstration of at least one (1) of the following:

The Applicant is only required to satisfy one of the considerations under C § 703.2. The information below includes the section that most safely applies to this subject Property and Application.

(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;

DDOT and the Public Space committee do not permit parking within a Building Restriction Line. The existing building occupies the available non-public space, and the Applicant is maintaining the existing building footprint. Accordingly, there is no physical way to provide parking legally. All parking lots within 600 feet are dedicated to their own respective residential and commercial uses.

(b) The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;

The Property is well served by mass transit, including multiple bus lines and a bus stop directly in front of the Property, along 14th Street. It is also located approximately one-half mile of both the Columbia Heights and Petworth Metros. The Property is just over the one-half mile distance from the respective metros; accordingly, it is just shy of the 50% reduction for the required number of vehicle parking spaces.

(c) Land use or transportation characteristics of the neighborhood minimize the need for required parking spaces;

As described directly above in (b), the Property is well-served by transportation. Moreover, the Property is walking distance to amenities such as grocery stores, restaurants, and shops. The Property has a Walk Score of 90 and is considered a “Walker’s Paradise.” Accordingly, the characteristics of the neighborhood minimize the need for the required parking spaces.

Section C-703.3 Any reduction in the required number of shall be only for the amount that the applicant is physically unable to provide, and shall be proportionate to the reduction in parking demand demonstrated by the applicant.

The reduction in the required number of parking spaces (two spaces) is only for the amount the Applicant is physically unable to provide. Regarding demand for parking, as discussed above, the Applicant anticipates that the transportation characteristics and amenities in the neighborhood will likely attract residents without cars.

V. CONCLUSION.

For the reasons outlined in this Applicant's Statement, the Applicant respectfully requests the special exception relief as detailed above.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP
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