District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Matt Jesick, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Director for Development Review

DATE: September 28, 2026

SUBJECT: ZC #25-07A – Howard Road Parcel 5
Modification Without Hearing to the loading configuration of an approved design review application

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I. BACKGROUND AND RECOMMENDATION

On September 8, 2025, the Zoning Commission approved case number 25-07, a mandatory design review application to allow the construction of a mixed use residential building at Parcel 5 of the Bridge District at Howard Road, SE. The approved design included two loading berths and one delivery space. Because of changes to the design of the mechanical rooms adjacent to the loading area, the applicant now seeks to modify the design to have one loading berth and one delivery space. The loading facilities would continue to meet the minimum requirements under the Regulations.

The Office of Planning (OP) finds that this application can appropriately be considered a modification without hearing, as further discussed below. OP also finds that the change proposed would be consistent with the intent of the original approval and would not result in negative impacts to the subject site or nearby properties. OP, therefore, recommends **approval** of the requested modification.

II. APPLICATION-IN-BRIEF

Applicant	BD Parcel 5, LLC
Location	633 Howard Road, SE; Square 5860, Lot 1070; Ward 8, ANC 8A
Proposal	Remove one loading berth from the design, leaving one berth and one delivery space.

III. PROPOSED MODIFICATION AND ANALYSIS

The applicant proposes to remove one loading berth from the approved design. According to Exhibit 2, page 3, as the design progressed it was found that some mechanical equipment, which

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EXHIBIT NO. 5

had been planned for the roof, needed to be placed on the ground floor. This would result in an expanded mechanical room and reduced area available for loading. Please compare the approved and proposed versions of Sheet A2.01 of Exhibit 2D.

The design would continue to meet the minimum zoning requirement for loading for this building, which would be one berth and one delivery space. Granting the modification would result in only a minor change to the exterior appearance of the building. Refer to the before and after images at Sheet A7.02, Exhibit 2D. This area will likely have minimal visibility from Howard Road, and the change would have no negative impact on vehicular or pedestrian use of the street between Parcels 5 and 6. In fact, making the loading area smaller could benefit pedestrian movement. In addition, the Transportation Memorandum, Exhibit 2C, states that the proposed loading configuration should be sufficient to accommodate the demand generated by the building, and the modification should not have an impact on loading operations or traffic on Howard Road.

Subtitle Z § 703.6 states that a modification without hearing:

> "is a modification in which impact may be understood without witness testimony, including, but not limited to a proposed change to a condition in the final order, a change in position on an issue discussed by the Commission that affected its decision, or a redesign or relocation of architectural elements and open spaces from the final design approved by the Commission."

OP finds that the proposed minor change to the loading configuration can be understood without witness testimony. The overall function of the building, its appearance, and its impact on nearby properties should not change from the design originally approved by the Commission. The modified project, therefore, would remain consistent with the intent of the original Zoning Commission action. OP therefore concludes that the present application can be considered a modification without hearing.