



845 Upshur Street NW

BZA Case No. 19883

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Board of Zoning Adjustment
District of Columbia
CASE NO. 19883
EXHIBIT NO. 36

Project Overview

- **Subject Property:** 845 Upshur Street NW (Sq. 3024, Lot 56)
- **Proposed Project:** Three-story mixed use building (commercial retail at street-level, four residential apartment units on levels 2 and 3)
- **BZA Application:** Special exception to allow lot occupancy up to 81.3%



Subject Property: 845 Upshur Street NW

845 Upshur Street NW (Sq. 3024, Lot 56)

- Zoned MU-4
- 1,790 s.f. lot area
- No historic district
- Frontage on Upshur St.
- No rear access
- Neighboring restaurants, bars, and shops



Existing Conditions

Current Structure

- Two story mixed-use building
- 1,777 s.f. GFA
- 1 residential unit on second floor
- Existing lot occupancy: 40%
- Existing height: 22'-6"



Proposed Project

- Three story mixed-use addition
- 4,365 s.f. GFA / 2.44 FAR (2.5 FAR permitted by-right)
- Four total residential apartment units (levels 2 and 3)
- Restaurant/retail space at street level
- Proposed lot occupancy: 81.3% (levels 2 and 3) (60% permitted by-right)
- Proposed height: 35'-6" (50 feet permitted by-right)
- Proposed rear yard: 15' (15 feet permitted by-right)



Special Exception Standards



- MU-4 zone permits exceptions to lot occupancy requirements through BZA approval of a special exception

- BZA may approve special exception if Application meets special exception review standards:
 - The Special Exception must be in harmony with the general purpose and intent of the MU Zone, Zoning Regulations, and Zoning Maps

 - The Special Exception must not tend to affect adversely the use of neighboring property

Special Exception Standards



- **The Application is in harmony with the general purpose and intent of the MU Zone, Zoning Regulations, and Zoning Maps**
 - MU-4 zone encourages moderate-density mixed-use development
 - Proposed density of 2.44 FAR, less than the permitted 2.50 FAR in MU-4
 - Proposed height of 35'-6", well below permitted height of 50 feet
 - Proposed structure provides required rear yard of 15 feet
 - Lot occupancy increase allows Applicant to construct three identical floorplates
 - Commercial space on first level would be impacted by different floor plates above
 - Applicant would be unable to develop up to the permitted density and rear yard setback in MU-4 without the special exception
 - Building volume, height, and façade will be uniform with adjacent building to the east

Special Exception Standards



- **The Special Exception will not tend to affect adversely the use of neighboring property**
 - Neighboring properties include mix of commercial and residential uses with heights from one to three stories
 - Adjacent property to the east improved with a three-story building with mix of uses
 - Applicant's proposed building will mirror the adjacent building to the east
 - The project, including the residential units, will support existing retail on Upshur Street

Community Outreach



- **Letter of Support from ANC 4C**
- **Neighboring property owners support the application**

Questions/Discussion

