

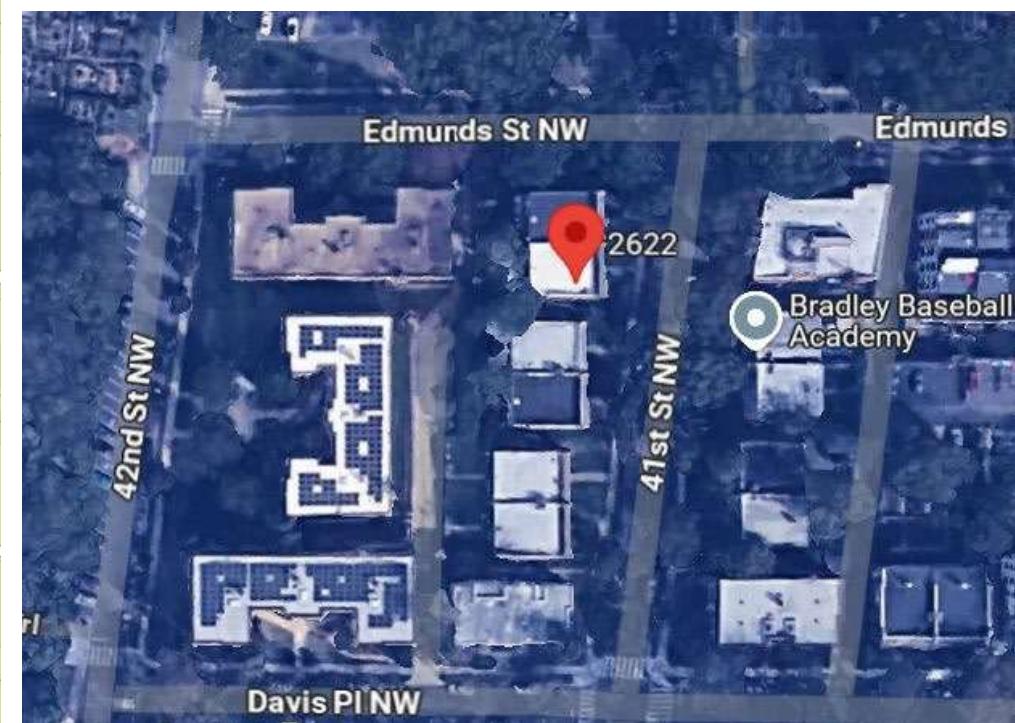
# **2622 41st Street NW BZA Case No. 21308**

**Board of Zoning Adjustment Presentation  
July 16, 2025**

**Zachary G. Williams, Venable LLP  
Land Use Attorney and Agent for the Applicant**  
**Matthew Medvene  
District Line Development**

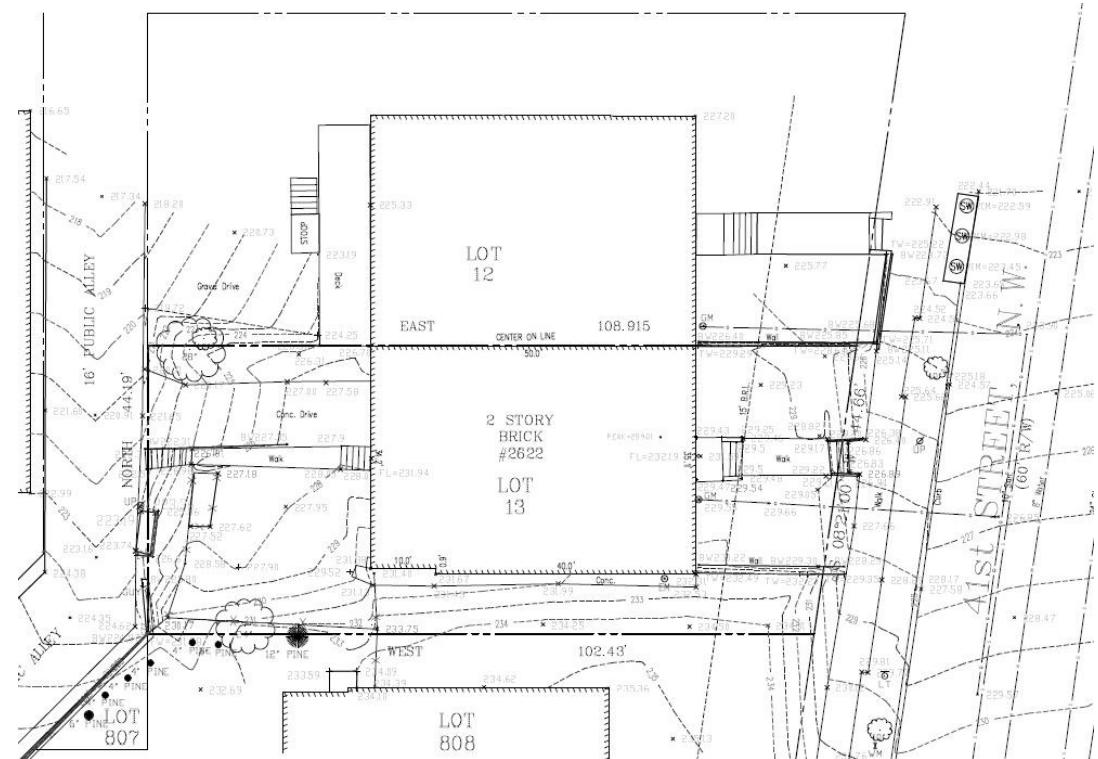
**VENABLE LLP**

# 2622 41st Street NW – Zoning Map



## 2622 41st Street NW Survey

- Single lot – 4,671 s.f. of land area.
- Zoned RA-1.
- Existing two-story semi-detached apartment house with 4 units.
- Alley access in the rear.



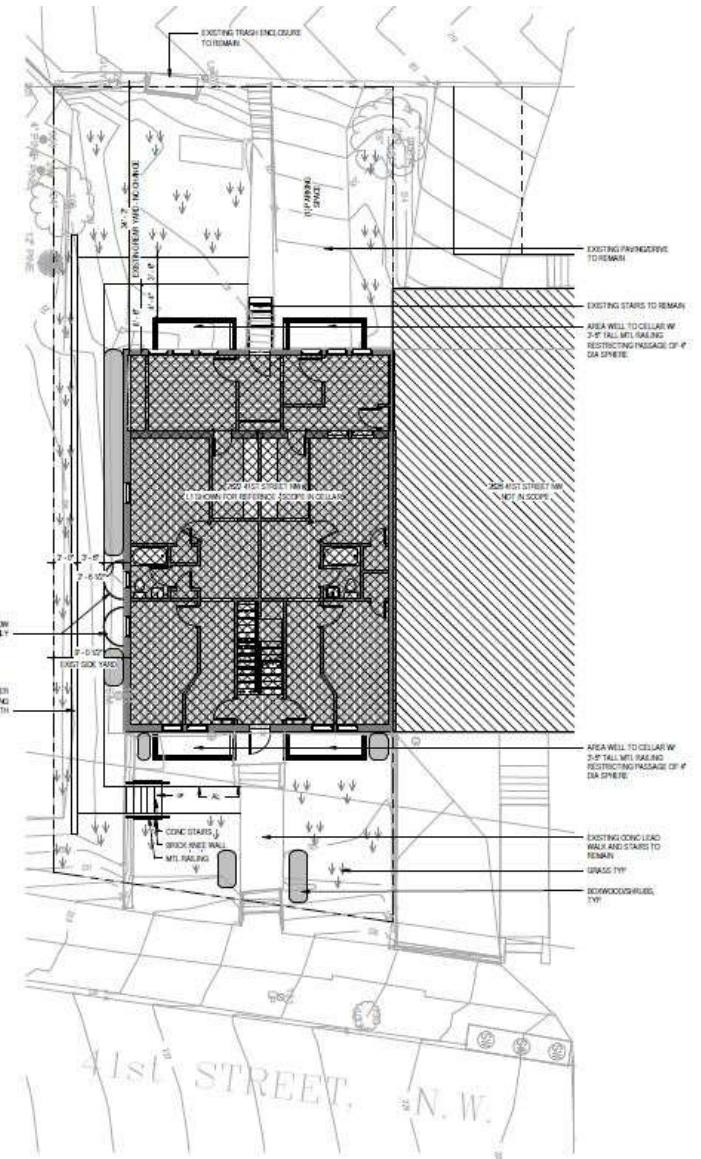
# VENABLE LLP

## Current Conditions



# Proposed Project – Site Plan

- Same footprint as current building, partial new third story.
- Three additional units.
- One parking spot to remain (zero required).



# VENABLE LLP

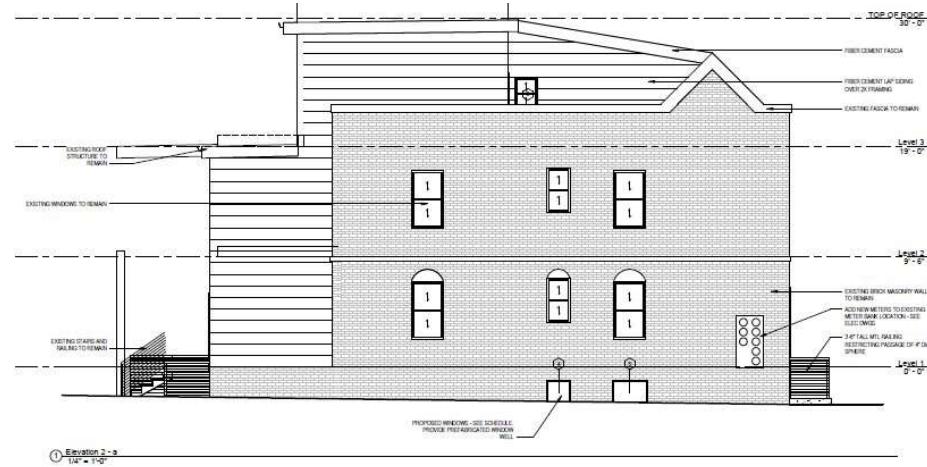
# Proposed Project – Elevations



ALL EXISTING FAÇADE FEATURES TO REMAIN - NOT IN SCOPE  
2622 41ST STREET - EXISTING FRONT FAÇADE



2622 41ST STREET - EXISTING REAR FAÇADE

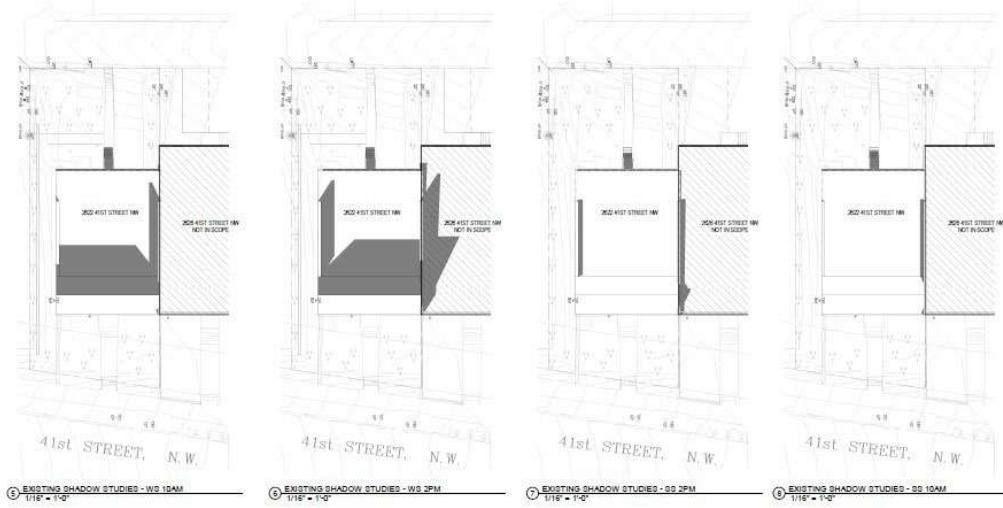
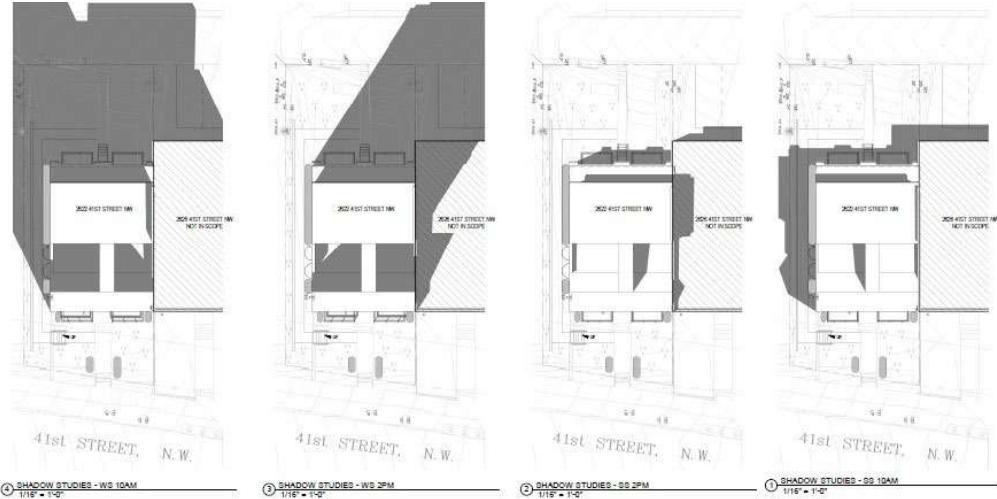


① Elevation 2 -  
1M° = 1'0"



③ Elevation 3 - 3

# Proposed Project – Shadow Studies



## BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add three units to an existing 4-unit apartment house in the RA-1 zone.
2. All other work is by-right and permitted without BZA relief.



## **Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)**

- Must be in harmony with general purpose and intent of Zoning Regulations.
  - The RA-1 zone allows for low- to moderate-density development, including detached dwellings, rowhouses, and low-rise apartments.
  - The proposed project will meet all development standards in the RA-1 zone.



## **Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)**

- Will not adversely affect neighboring property (light, air, privacy).
  - Footprint remains the same – three units will be added. Partial third story addition should not have impacts on surrounding properties. Adjacent attached property to the north is owned by the Applicant.
  - Apartment and multifamily residential buildings are common in this neighborhood.

## ANC and Community Outreach

- ANC 3B voted unanimously to support the project.
- Adjacent attached apartment house to the north is also owned by the Applicant.
- No opposition was received. The Applicant is not aware of any opposition to this project.