

2200 – 2212 40th Place NW

BZA Case No. 21312

Board of Zoning Adjustment Presentation
July 16, 2025

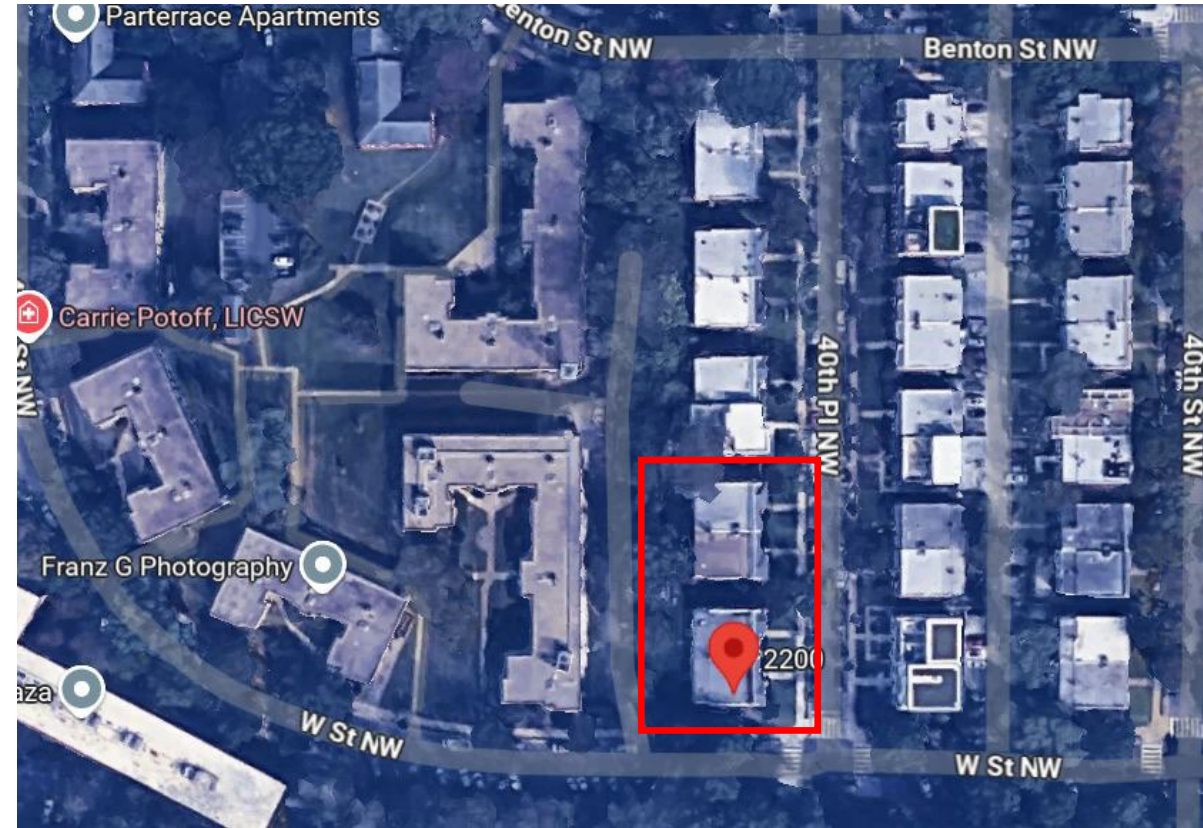
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Matthew Medvene
District Line Development

VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO.21312
EXHIBIT NO.23

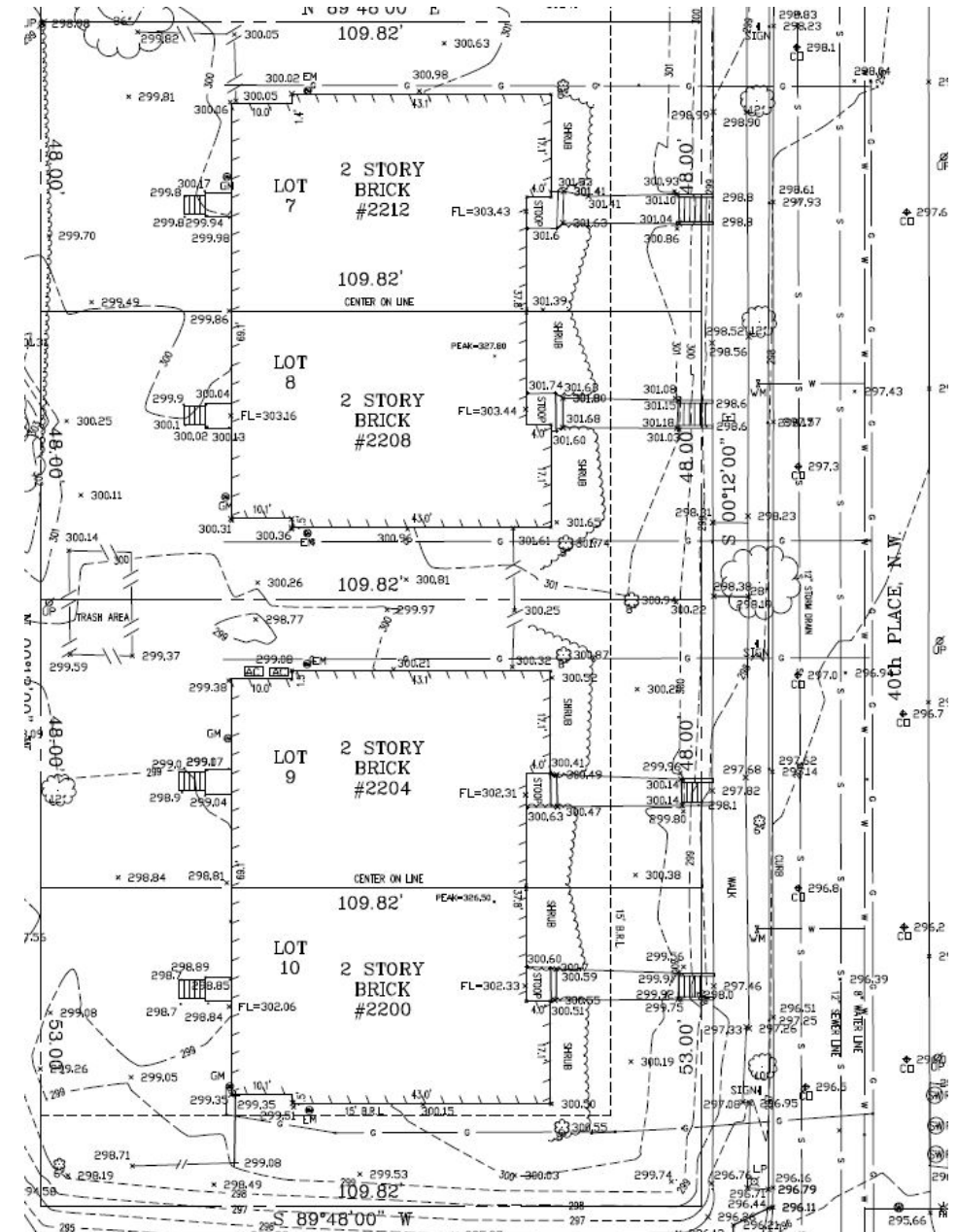
2200 – 2212 40th Place NW – Zoning Map



2200 – 2212 40th Place NW Survey

- Four lots – 21,634 s.f. of land area.
- Zoned RA-1.
- Existing two-story semi-detached apartment houses with 16 units.
- No alley access in the rear.
- No parking spaces provided.

VENABLE_{LLP}



Current Conditions



EXISTING UNIMPROVED PUBLIC ALLEY



EXISTING ADJACENT PROPERTY ALLEY



EXISTING FRONT VIEW 2 (40TH PL NW)

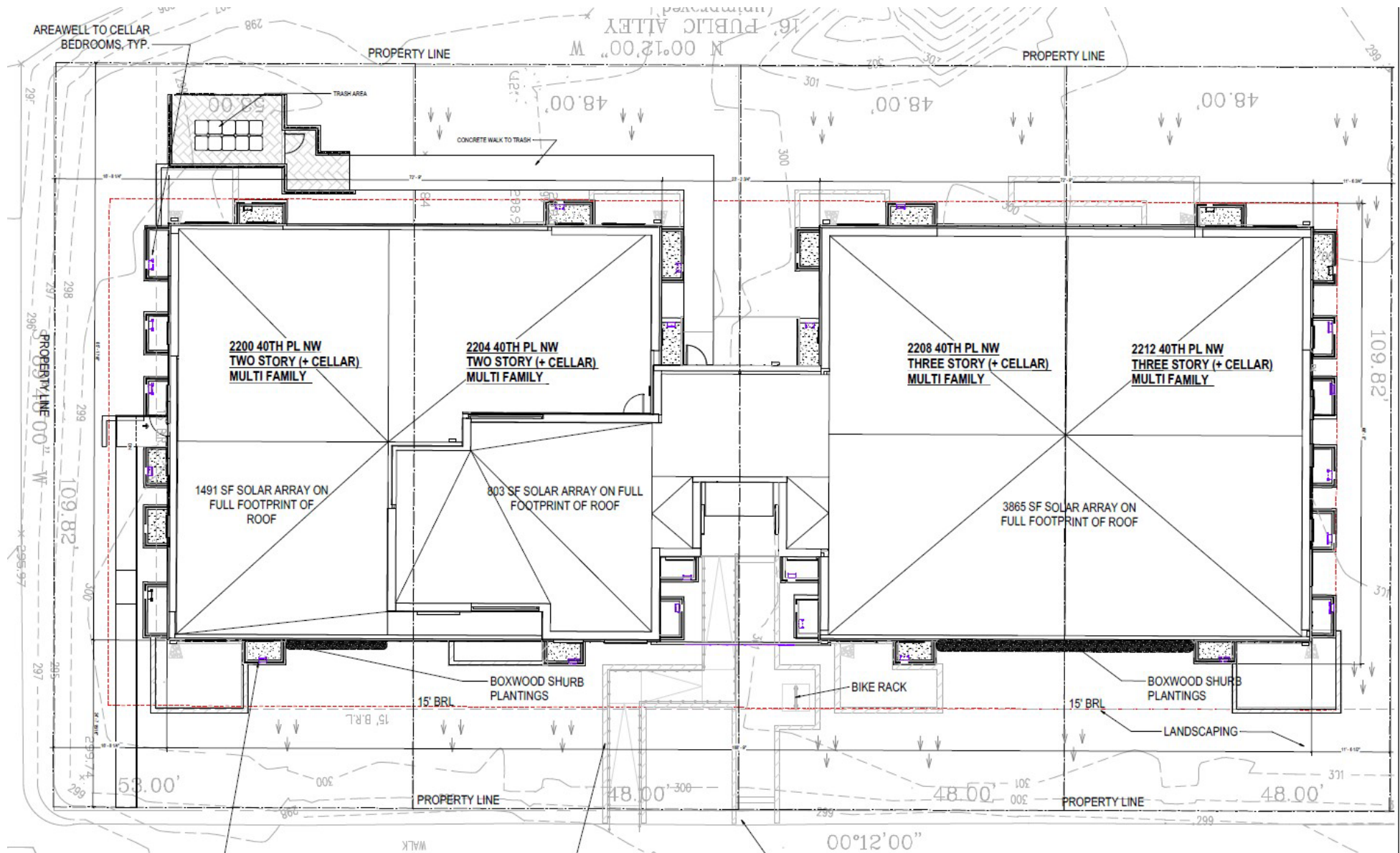


EXISTING FRONT VIEW 1 (40TH PL NW)

Proposed Project – Site Plan

- Combine all four lots into one consolidated lot and building.
- Buildings will be renovated, combined, and a partial third story will be added.
- Addition of 13 units for a total of 29 units.
- Total FAR of 1.07.
- All units will be 3 BR units.
- Three IZ units will be provided (all 3BR units).
- No parking to be provided due to lack of alley access.

Proposed Project – Site Plan



Elevations – Street View



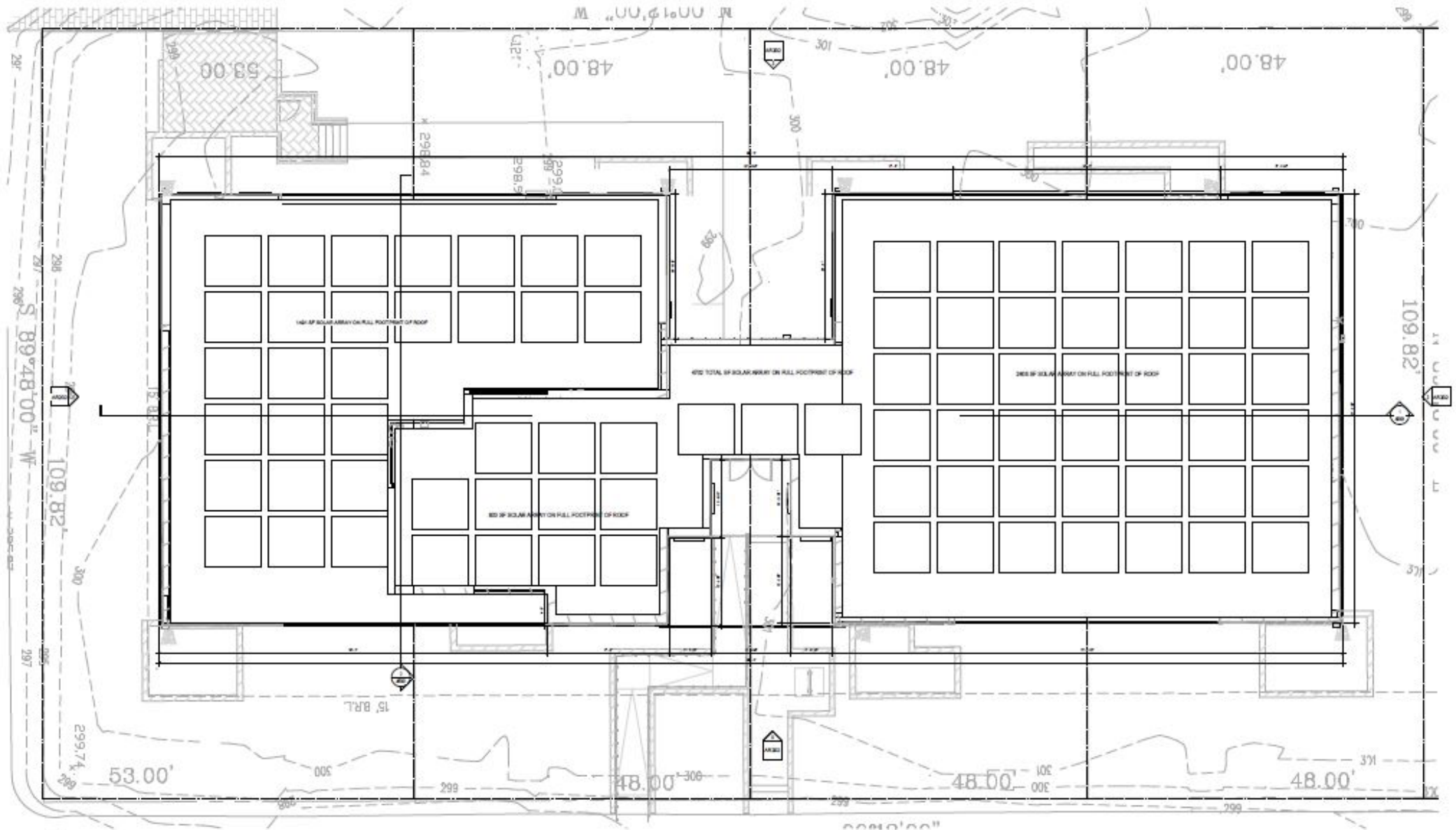
○ FRONT EXTERIOR PERSPECTIVE 2 PROPOSED



○ FRONT EXTERIOR PERSPECTIVE 1 PROPOSED



Proposed Solar Panels



BZA Relief Requested

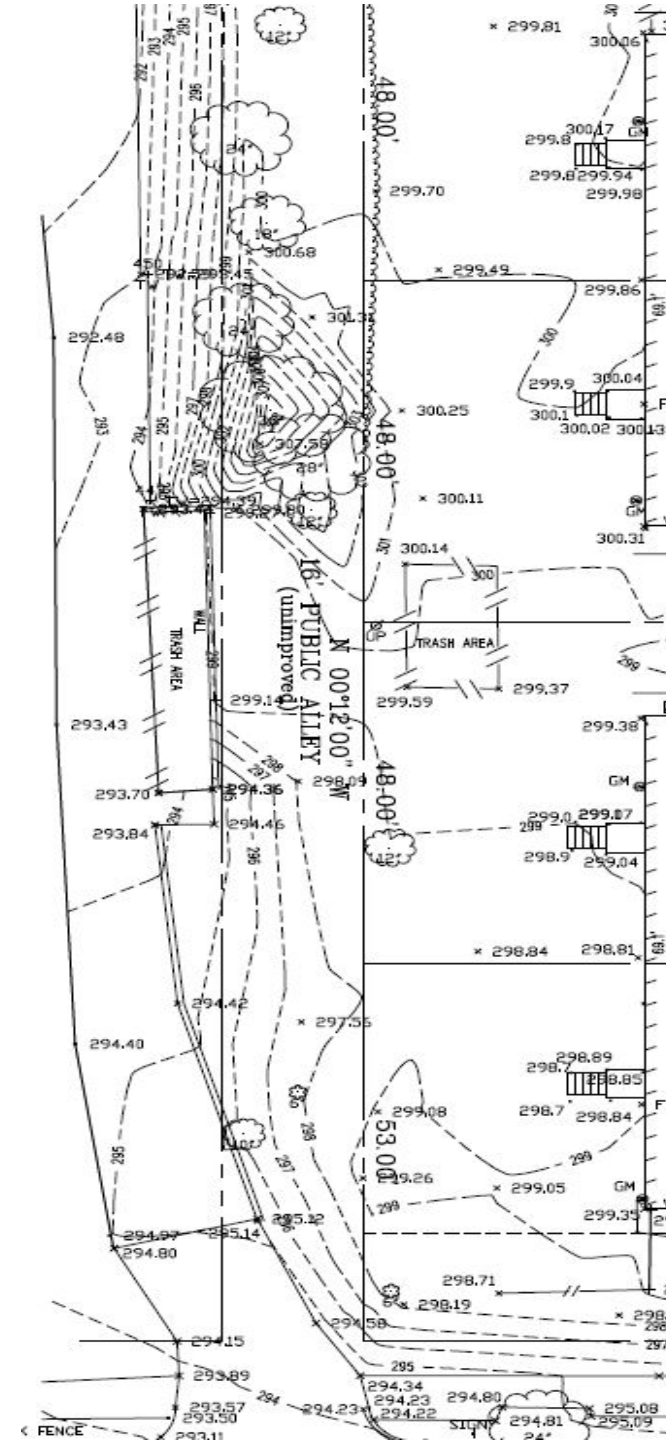
1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add 13 units to four existing 4-unit apartment houses in the RA-1 zone (3 3-BR IZ units included).
2. Parking relief from the required three parking spaces.
3. All other work is by-right and permitted without BZA relief.

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.
 - Parking relief is necessary because there is no alley access and attempting to pave behind the property would damage a heritage tree.

Unimproved Public Alley

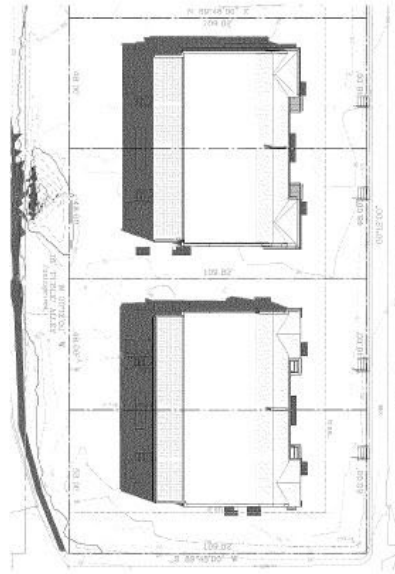
- 36" diameter Heritage Tree in middle of alley area.
- Significant grade change along alley.
- Pavement is misaligned with alley.
- DDOT will not approve a connection from the existing pavement to the property.



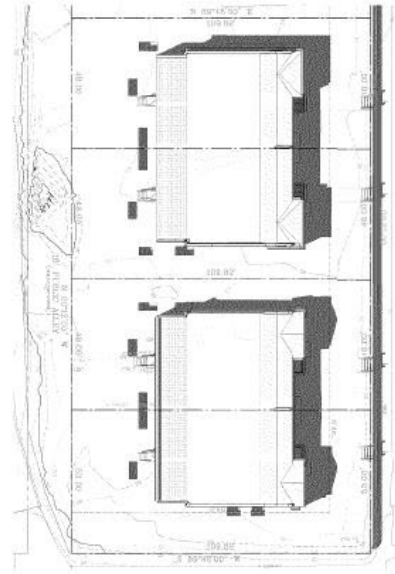
Special Exception Standards (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

- Will not adversely affect neighboring property (light, air, privacy).
 - Footprint remains largely the same.
 - Apartment and multifamily residential buildings are common in this neighborhood.
 - Parking relief (three spaces required) should not have significant adverse impacts given street parking options available.

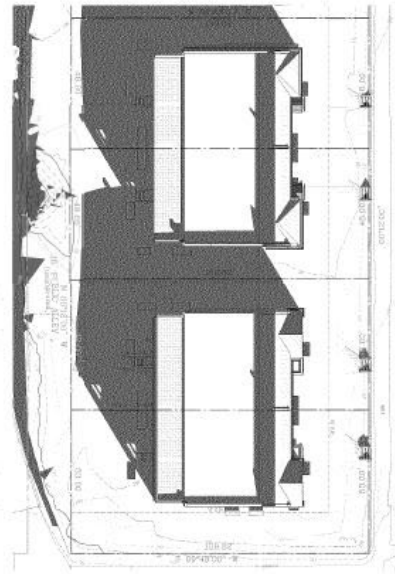
Shadow Studies



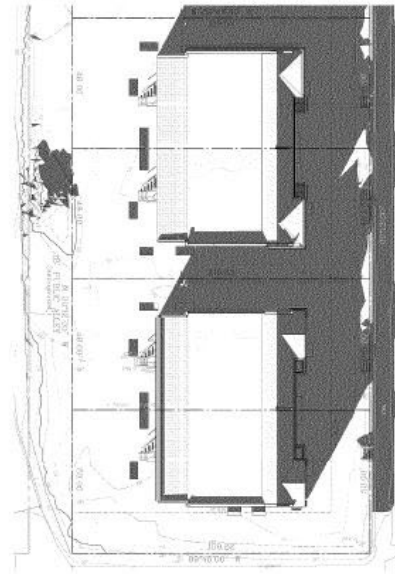
10 SITE PLAN - SS1000 EXISTING
P-202



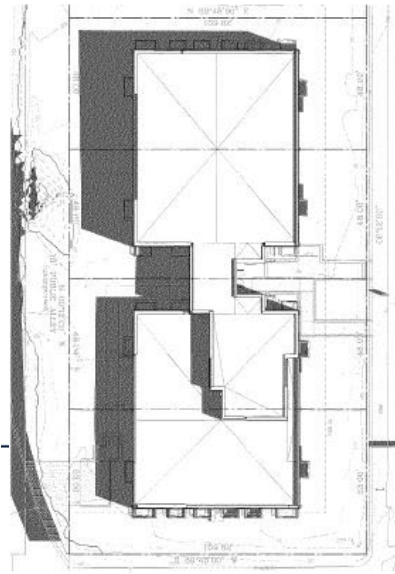
9 SITE PLAN - SS1400 EXISTING
P-202



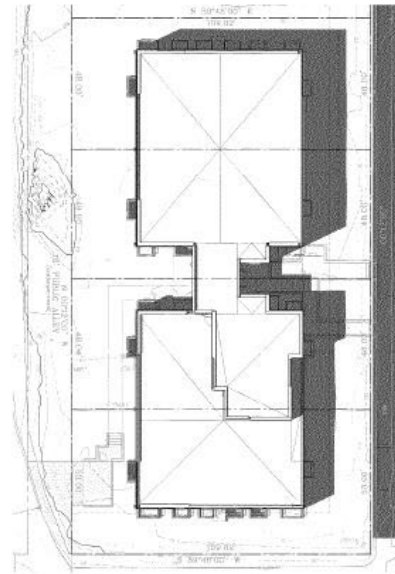
8 SITE PLAN - WS1000 PROPOSED EXISTING
P-202



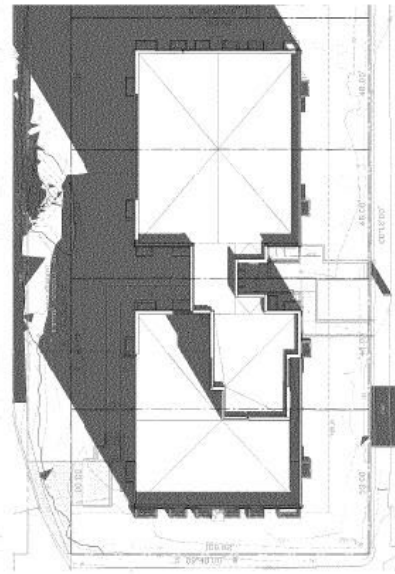
7 SITE PLAN - WS1400 EXISTING
P-202



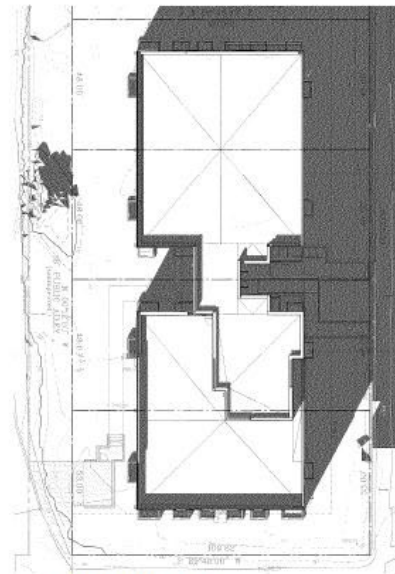
6 SITE PLAN - SS1000 PROPOSED
P-202



5 SITE PLAN - SS1400 PROPOSED
P-202



4 SITE PLAN - WS1000 PROPOSED
P-202



3 SITE PLAN - WS1400 PROPOSED
P-202

ANC and Community Outreach

- ANC 3B voted unanimously to support the project.
- The Applicant conducted extensive outreach with neighbors adjacent to and nearby the project.
- The Applicant received letters of support from adjacent neighbors to the north, behind the project, and across 40th Place.
- No opposition was received. The Applicant is not aware of any opposition to this project.