

228 Hamilton Street NW

BZA Case No. 21376

Board of Zoning Adjustment Presentation
December 3, 2025

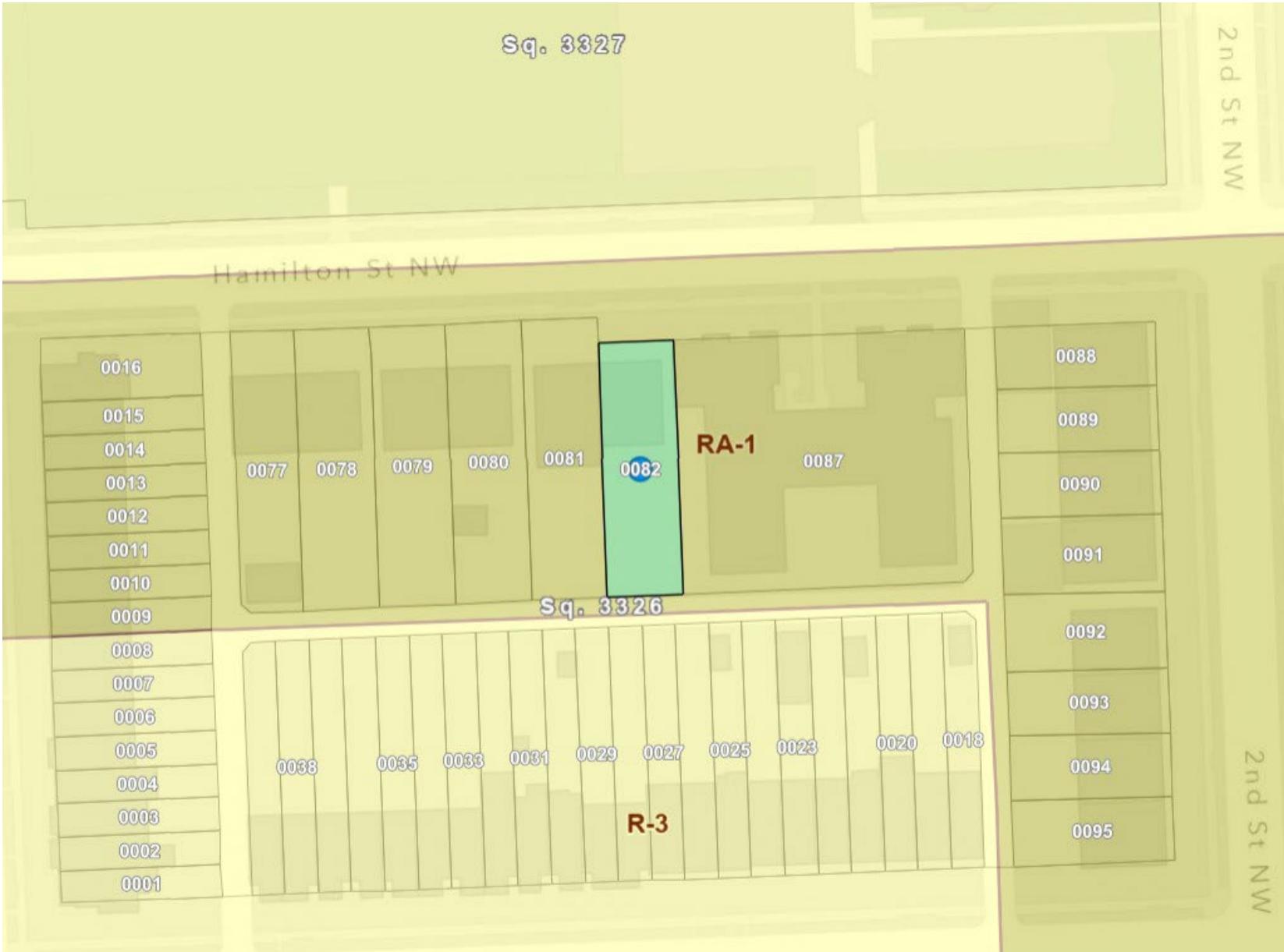
Zachary G. Williams, Venable LLP
Land Use Attorney and Agent for the Applicant

Matthew Medvene
District Line Development

VENABLE
LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21376
EXHIBIT NO. 20

228 Hamilton Street NW – Zoning Map



228 Hamilton Street NW – Aerial Map

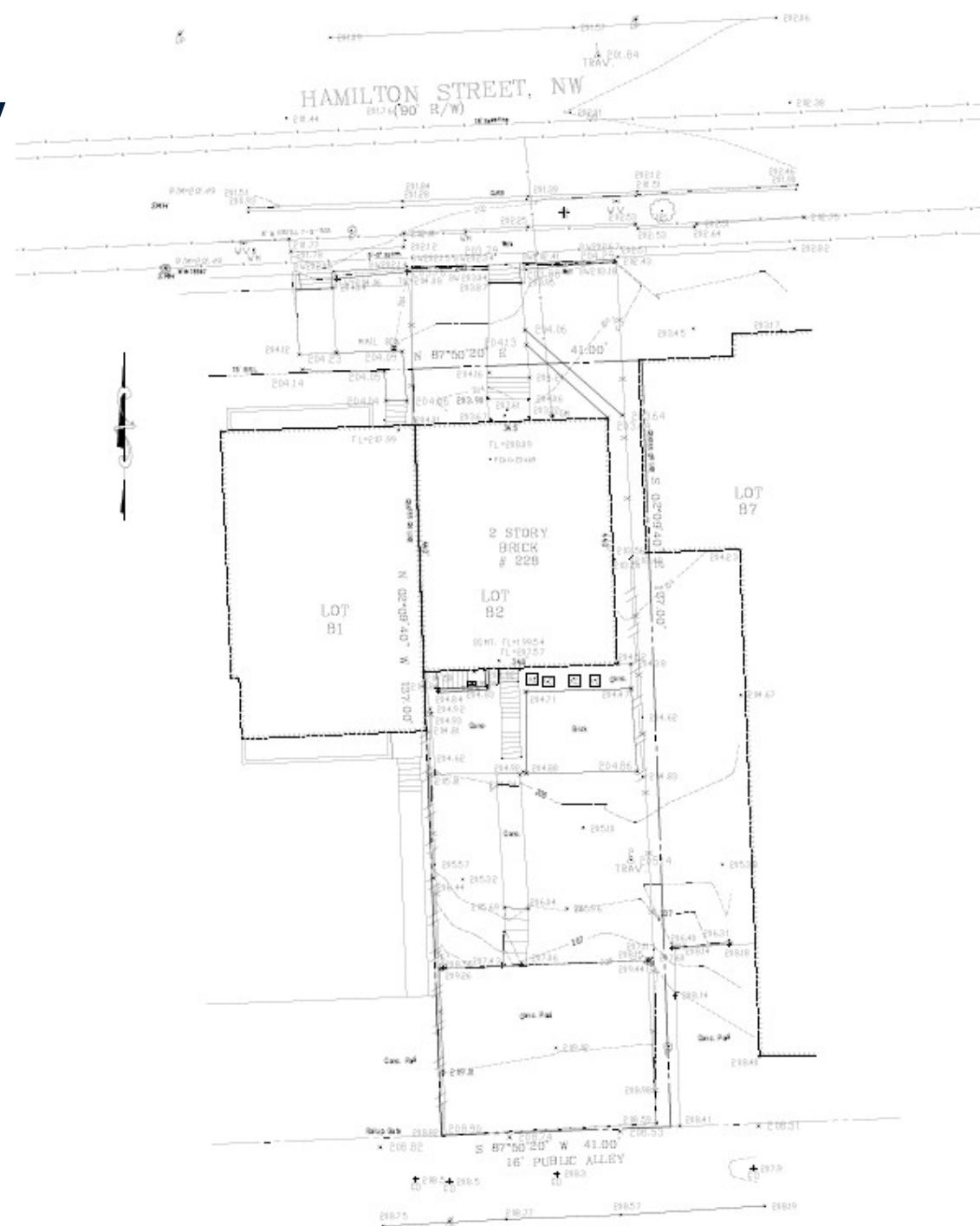


Current Conditions



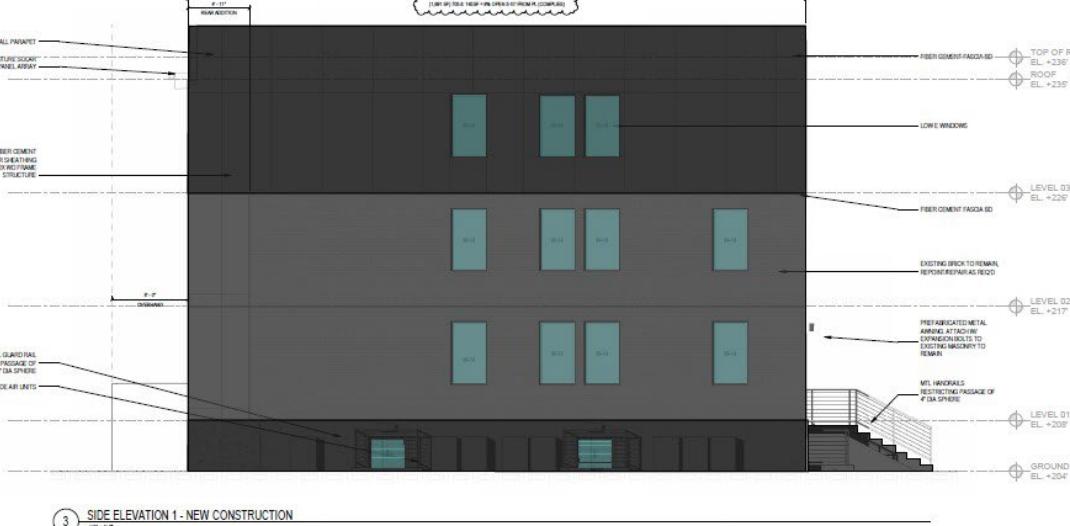
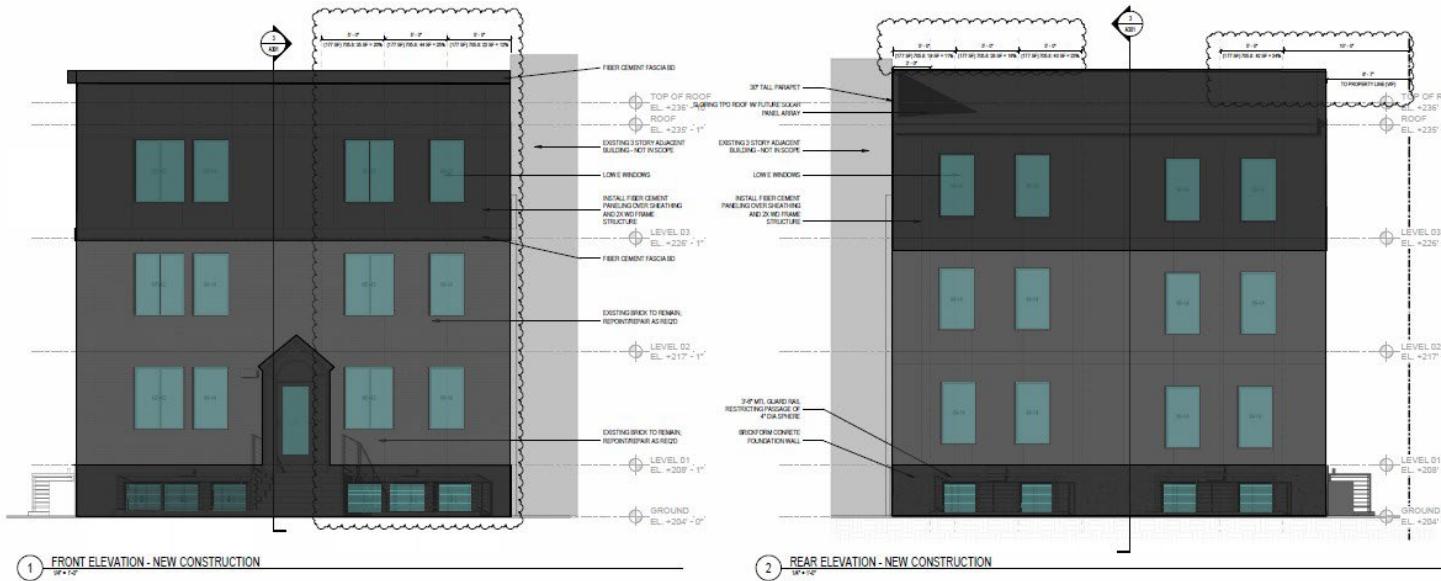
228 Hamilton Street NW Survey

- Single lot – 5,617 s.f. of land area
- Zoned RA-1
- Existing two-story semi-detached apartment house with 4 units
- Alley access in the rear

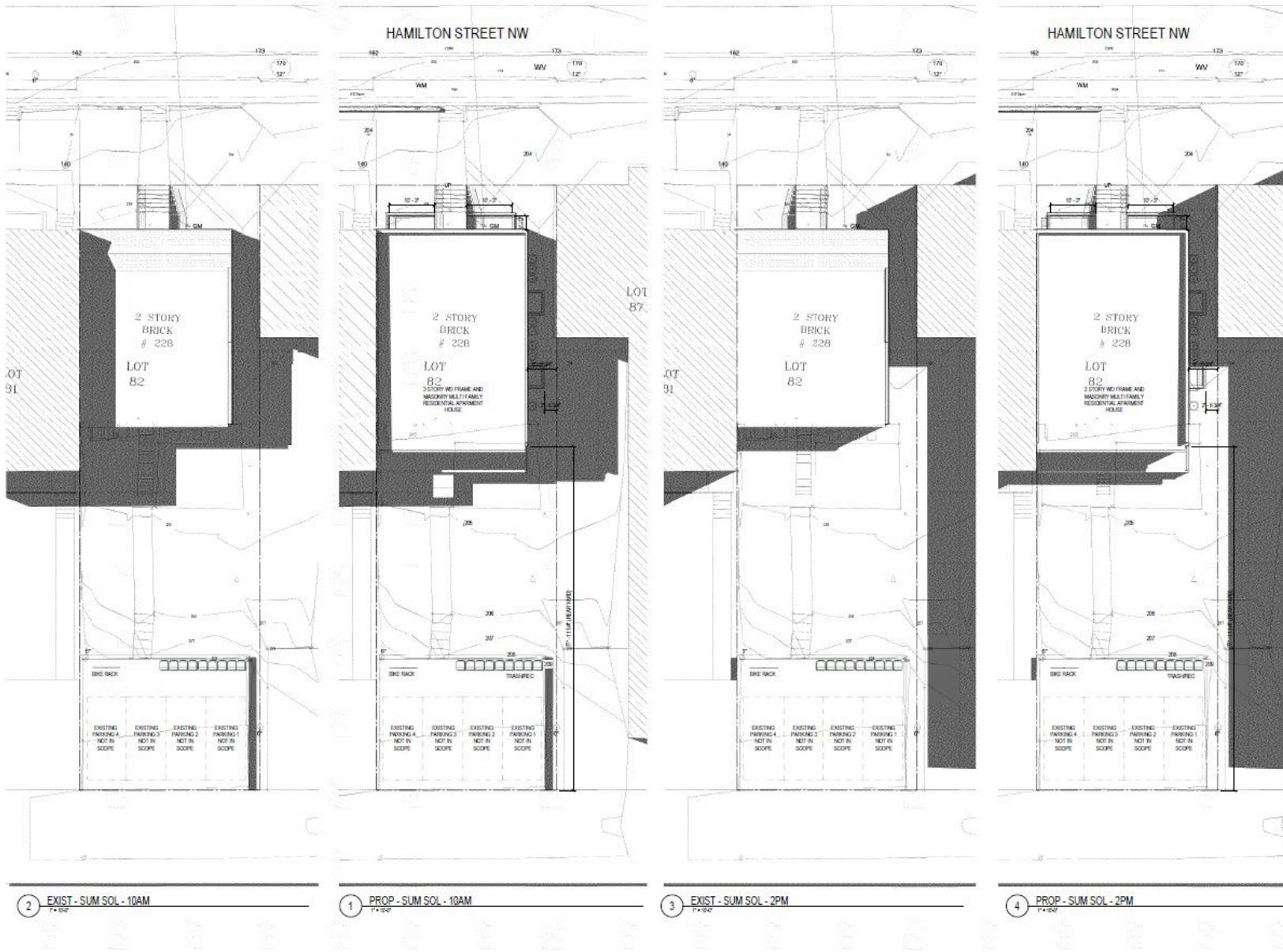


VENABLE LLP

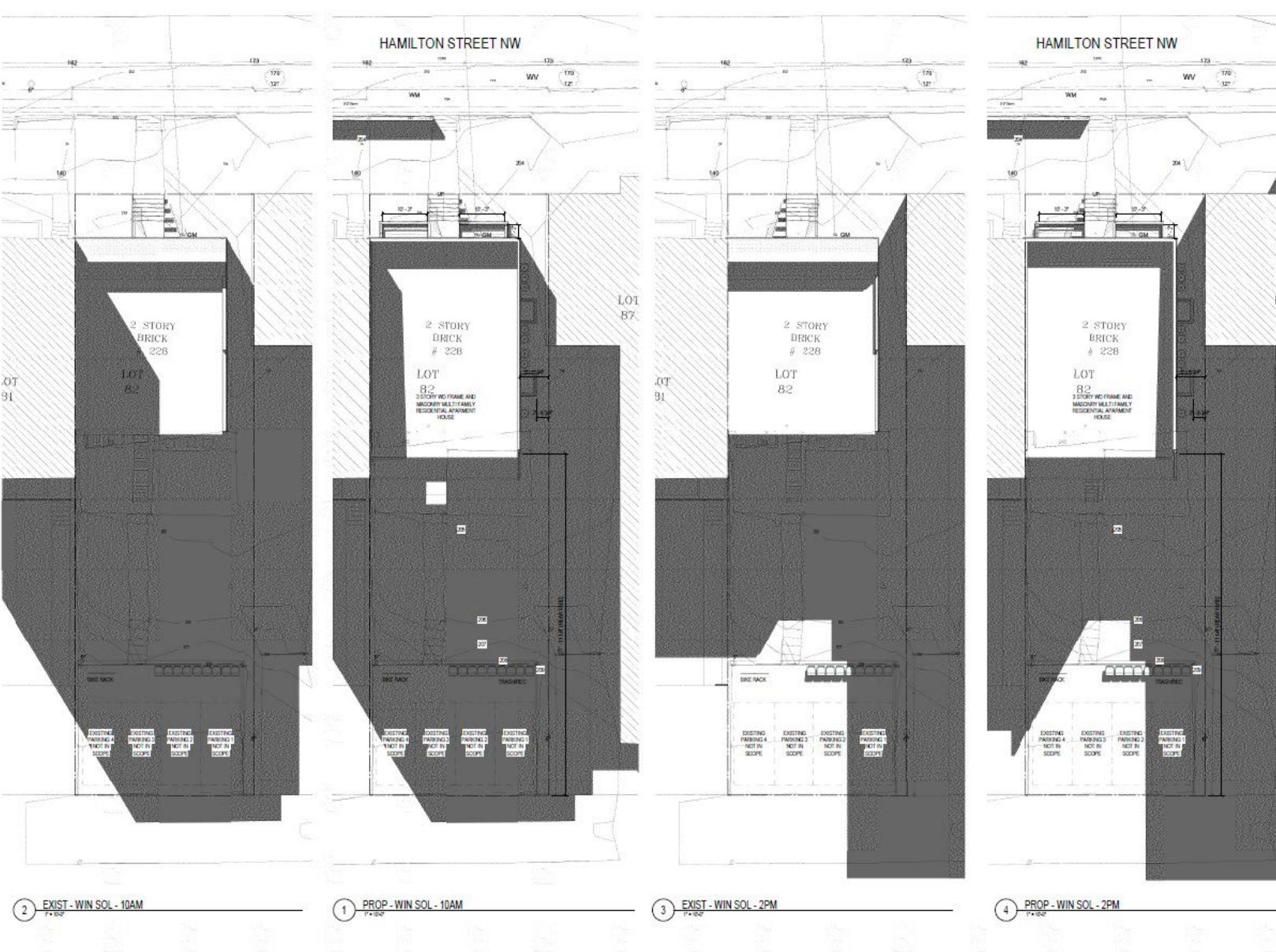
Proposed Project – Elevations



Proposed Project – Shadow Studies



Proposed Project – Shadow Studies



BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add four 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).
 - Other than a minor rear addition of less than five feet, footprint remains the same – four units will be added. Third story addition should not have impacts on surrounding properties.
 - Apartment and multifamily residential buildings neighbor this project and are common in this neighborhood.

ANC and OP Support

- ANC 4D voted to support the application.
- Office of Planning recommended approval of the application.