

2318, 2322, 2324 Nicholson Street SE

BZA Case No. 21410

Board of Zoning Adjustment Presentation
February 11, 2026

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Land Use Attorney and Agent for the Applicant

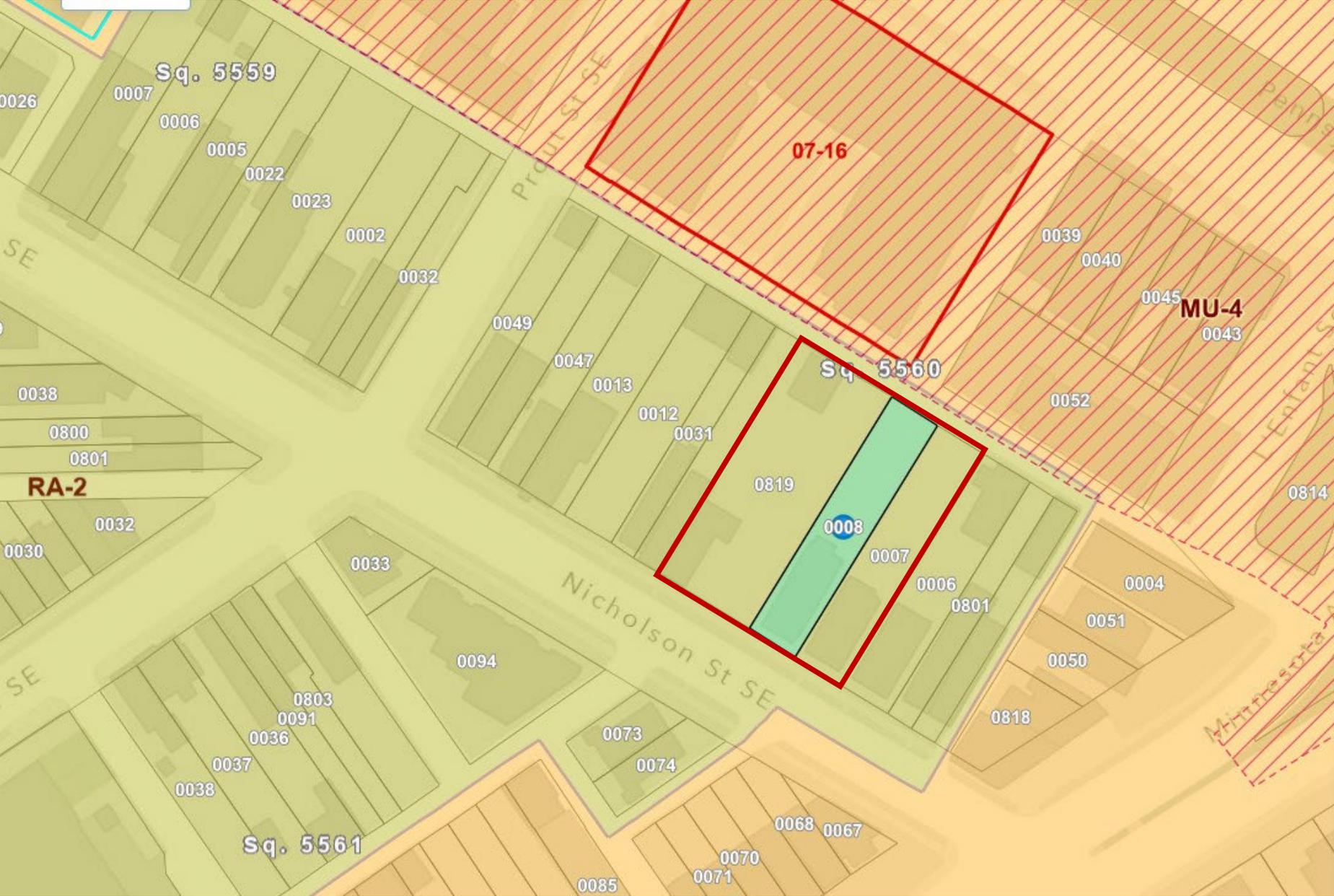
Matthew Medvene
District Line Development

Daniel Solomon
Gorove Slade

VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21410
EXHIBIT NO. 24

2318, 2322, 2324 Nicholson Street SE – Zoning Map



Current Conditions



Current Conditions



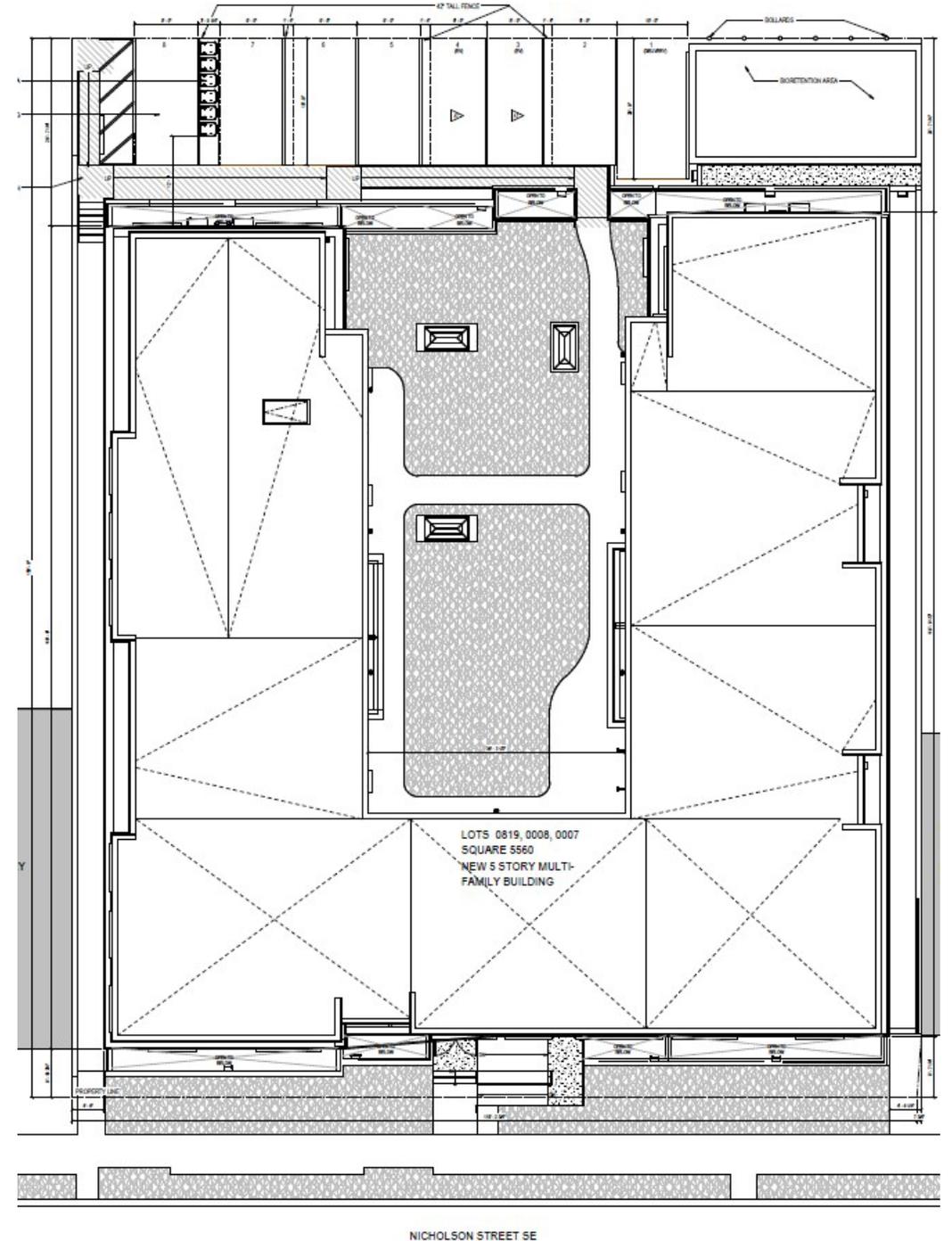
Proposed Project – Elevations



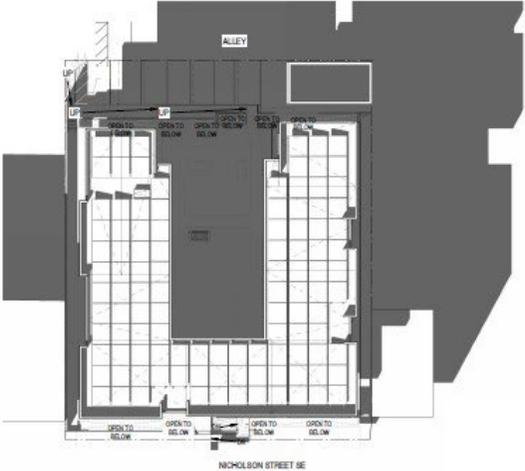
Proposed Project – Site Plan

1. 18,000 s.f. consolidated lot area
2. Proposed height – 48.6 feet (five stories)
3. 62 residential units (6 Inclusionary Zoning Units)
4. 11 parking spaces (19 required)
5. 28 bicycle parking spaces (24 required)
6. 1 partial loading space

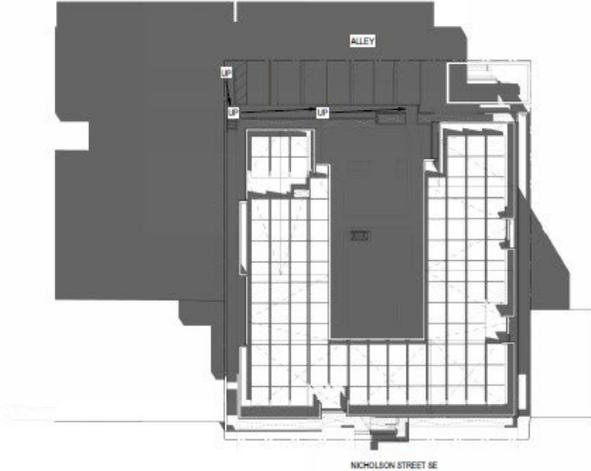
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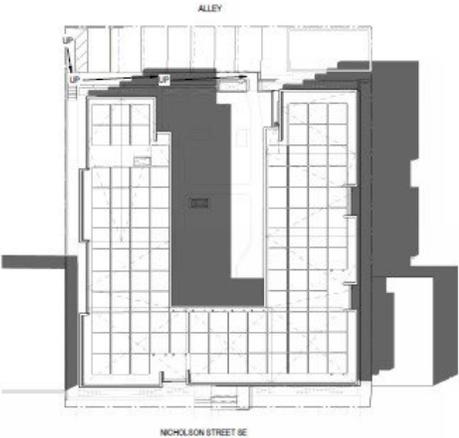
Proposed Project – Shadow Studies



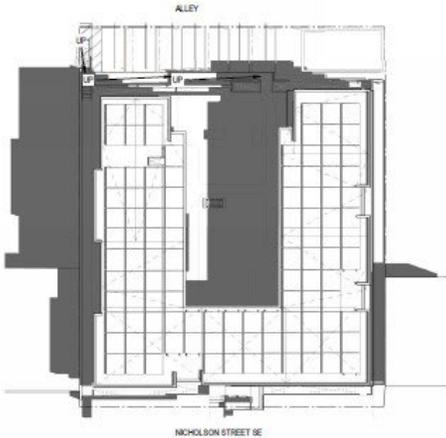
4 SITE PLAN PROPOSED - WS1400
7/2/20



3 SITE PLAN PROPOSED - WS1000
7/2/20



2 SITE PLAN PROPOSED - SS1400
7/2/20



1 SITE PLAN PROPOSED - SS1000
7/2/20

BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle C, Section 703 to provide 11 parking spaces rather than 19.
 - Zoning text amendment recently approved by the Zoning Commission would reduce requirement to 10 spaces.
2. Special exception pursuant to 11 DCMR Subtitle C, Section 909 to provide a 10' x 20' service and delivery space rather than a 12' x 30' loading berth.
 - Expected to accommodate vast majority of loading and deliveries as well as service vehicles.
 - Allows Applicant to load off the rear alley rather than Nicholson.
 - Applicant has submitted a loading demand management plan if required by DDOT.
3. All other work is by-right and permitted without BZA relief.

Site Location

Bus

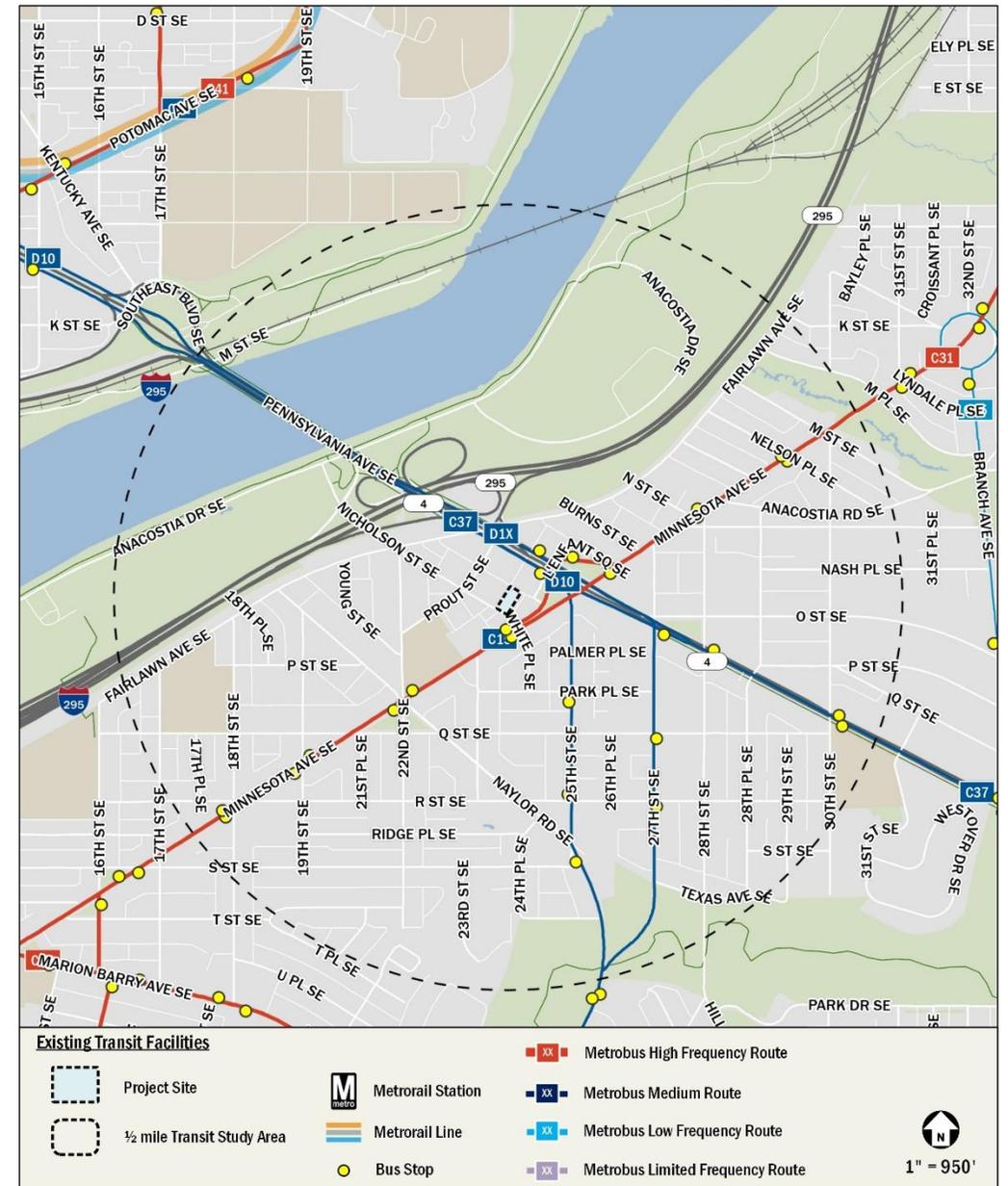
- Metrobus Major Routes: C15, D1X, C31, C37, D10
- Bus routes provide connections to 14 Metrorail stations serving all six (6) Metrorail lines

Bicycle Facilities

- Anacostia Drive Trail
- One (1) Capital Bikeshare (11 docks) within ¼ mile
- Three planned Capital Bikeshare stations near the site
 - R Street SE, 25th SE, and Naylor Road SE
 - N Street SE and 30th Street SE
 - Minnesota Avenue SE and Nelson Place SE

Metrorail

- Closest station is Potomac Avenue Metrorail station approximately 1.0 miles or a 22-minute walk northwest of the site
- Station served by the Orange, Silver, and Blue Lines



Access and Circulation

Access

- Vehicular and loading access via public alley north of the building
- Pedestrian access at the front entrance along Nicholson Street SE
- Long-term bike parking in a secure storage room in the cellar, short-term bike parking along the site's frontage on Nicholson Street SE

Bicycle Facilities

- Long-Term: 24 spaces (21 required)
- Short-Term: 4 spaces (3 required)



Parking and Loading

Vehicle Parking

- Seven (7) surface parking spaces provided along public alley
 - Two (2) spaces designated for carshare (count as 6 parking spaces)
 - 11 vehicle parking spaces provided per Zoning
- Pending Zoning Amendment: ZC approval of Case 25-12 on December 18, 2025 would reduce the minimum parking requirement to 10 spaces upon publication, allowing the proposed 11 spaces to comply; until then, relief remains necessary
- DDOT supportive of requested parking relief

Loading

- One (1) 10'X20' service delivery space proposed, one (1) 12'X30' loading berth and one (1) 10'X20' service delivery space required
- Requesting relief from one (1) 12'X30' loading berths due to space constraints
- Majority of loading activities can be accommodated within the proposed 10'X20' service delivery space, requested relief further supported by Loading Management Plan
- DDOT supportive of requested loading relief

Loading Management Plan

- Identify loading manager responsible for coordinating with vendors to schedule deliveries, disseminating suggested truck routing maps, and working with the community and neighbors to resolve any conflicts should they arise.
- A lease provision will require all residents to schedule and use the service/delivery space or use a public space permit and Emergency No Parking signs obtained through the DC Transportation Online Permitting System (TOPS) for all deliveries and move-in/move out activities that are conducted using a truck 20-feet in length or larger. The fees for this service will be paid by the resident.
- Trucks using the service/delivery space will not be allowed to idle and must follow all District guidelines for heavy vehicle operation
- Trash collection will occur in the public alley to the north of the site.

Transportation Demand Management Plan

- Unbundle cost of vehicle parking from residential lease
- Identify TDM Coordinator to create TDM marketing program, work with, coordinate, and receive TDM training from goDCgo (DDOT's TDM program), and provide TDM materials to residents
- Exceed zoning requirements for bicycle parking and accommodate non-traditional sized bikes including cargo, tandem, electric, and kids bikes in the storage room
- Offer a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to residents and employees at the time of initial leasing of the building
- Following the Certificate of Occupancy, the Transportation Coordinator will submit documentation summarizing compliance with the transportation and TDM conditions of the Order
- Following the issuance of a Certificate of Occupancy for the Project, the Transportation Coordinator will submit a letter to the Zoning Administrator, DDOT, and goDCgo every five (5) years (as measured from the final Certificate of Occupancy for the Project) summarizing continued substantial compliance with the transportation and TDM conditions in the Order

DDOT Coordination

Transportation Statement

- Multimodal assessment performed
- Scoping document submitted October 20, 2025
- Scoping document finalized on December 15, 2025
- Transportation Statement submitted on December 19, 2025

DDOT has no objection to the approval of the application with the following conditions:

- Implementation of the TDM plan as included in Transportation Statement – **Agree**
- Implementation of the LMP as included in Transportation Statement – **Agree**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.

ANC and OP Support

1. Office of Planning recommends approval.
2. Both ANC 7B and 8A support the project.