

2318, 2322, 2324 Nicholson Street SE

BZA Case No. 21410

Board of Zoning Adjustment Presentation
February 11, 2026

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

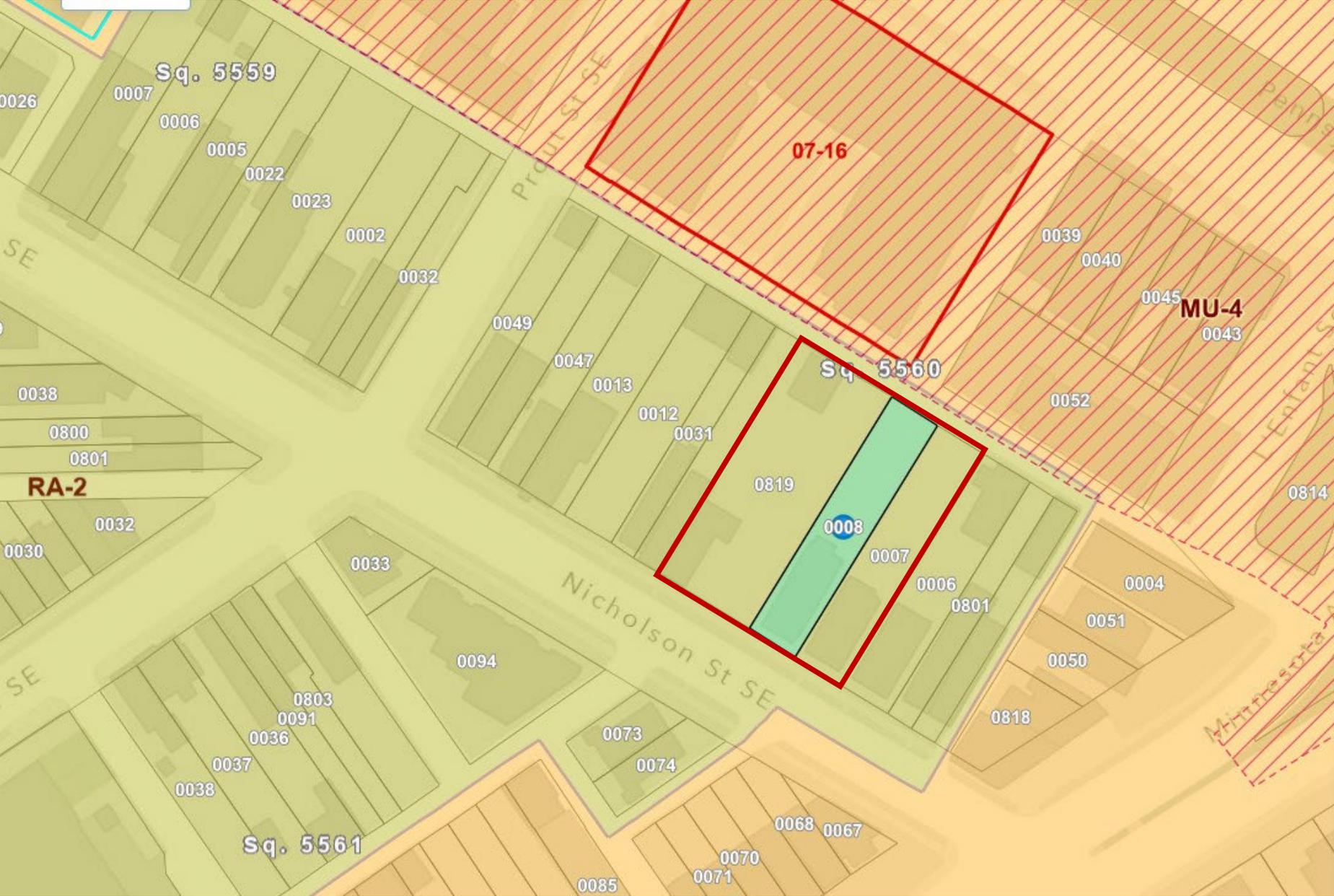
Matthew Medvene
District Line Development

Daniel Solomon
Gorove Slade

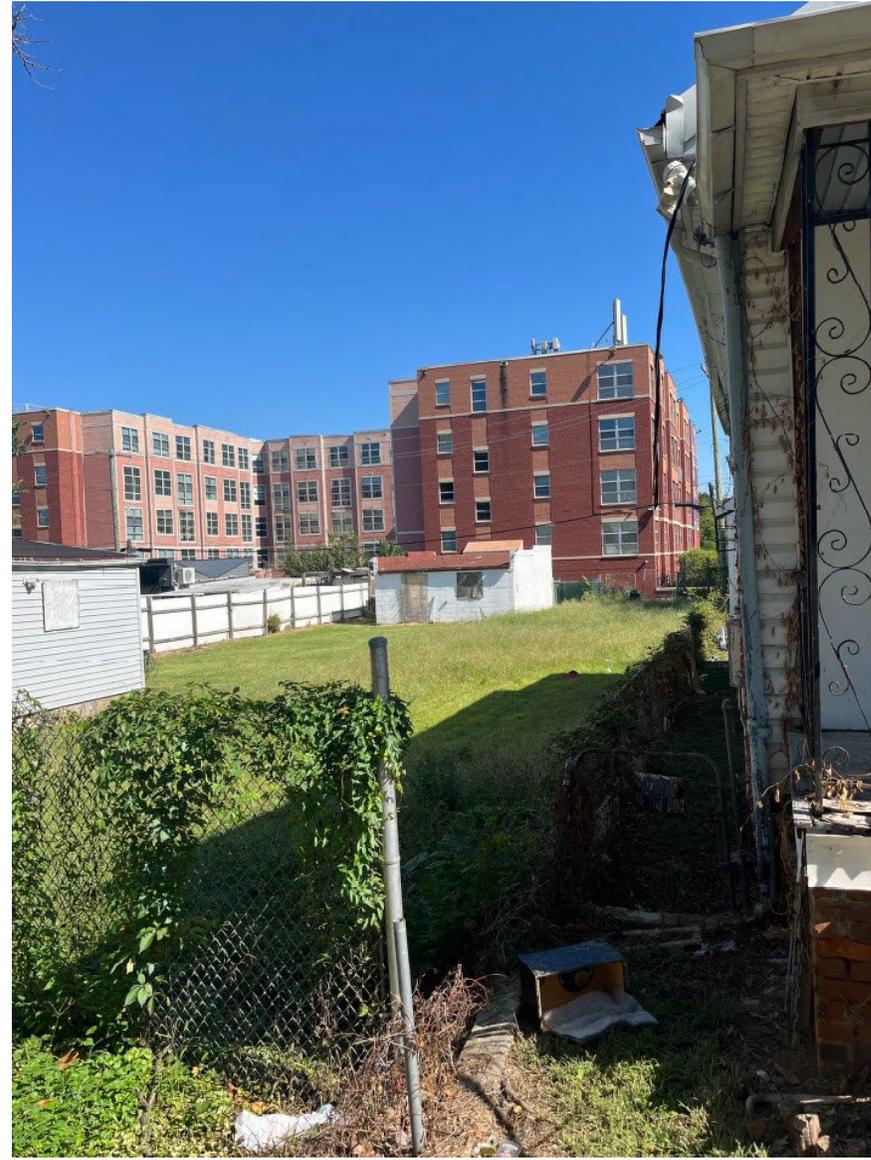
VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21410
EXHIBIT NO. 25

2318, 2322, 2324 Nicholson Street SE – Zoning Map



Current Conditions



Current Conditions



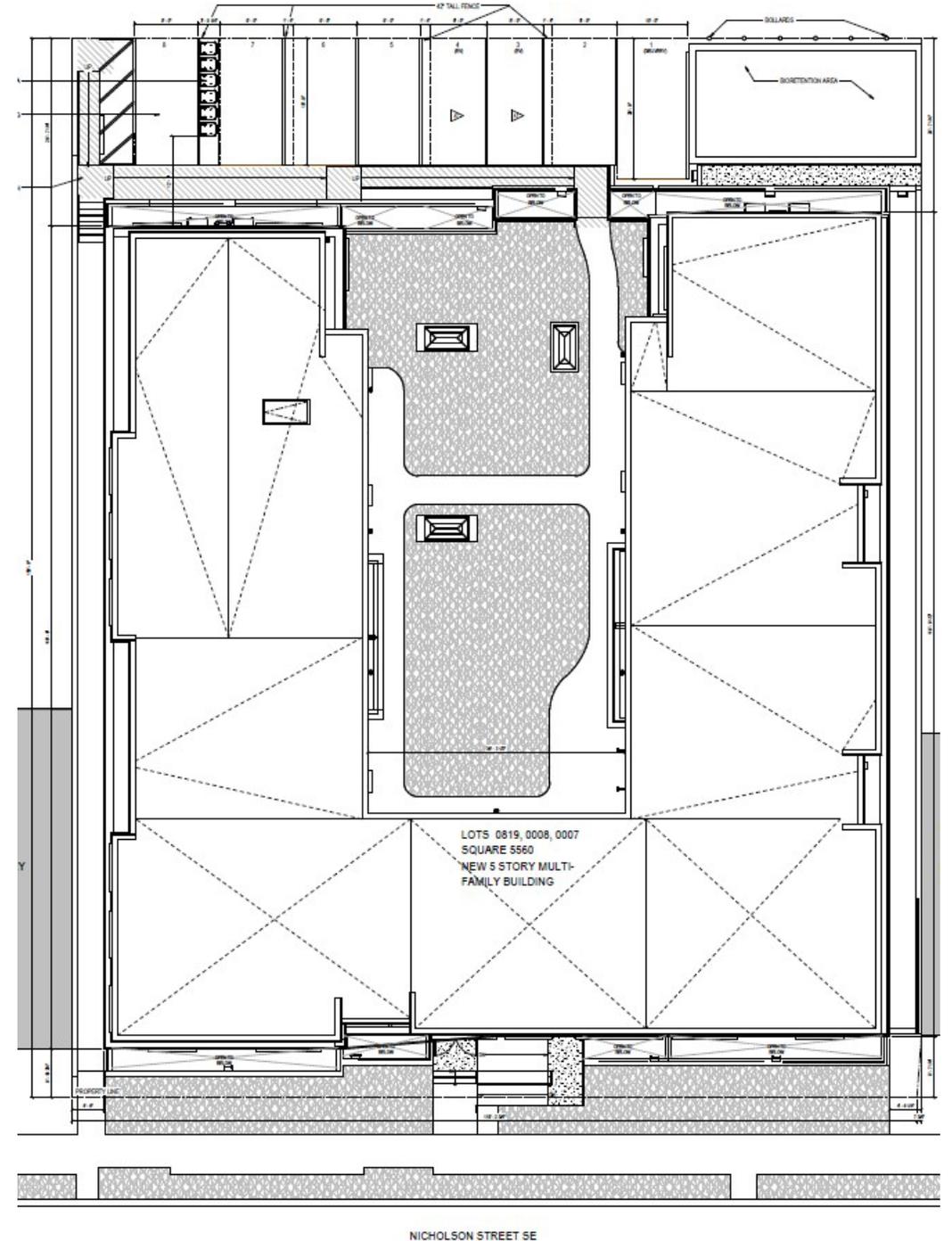
Proposed Project – Elevations



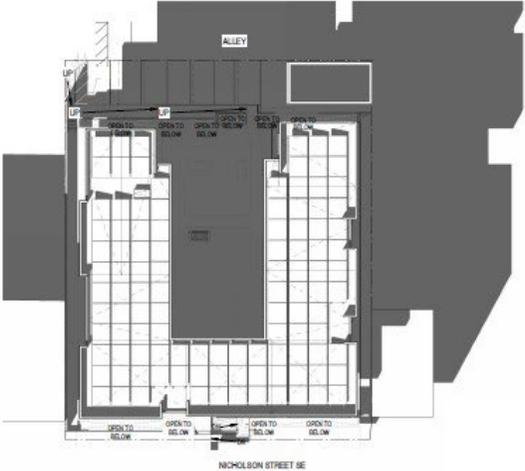
Proposed Project – Site Plan

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

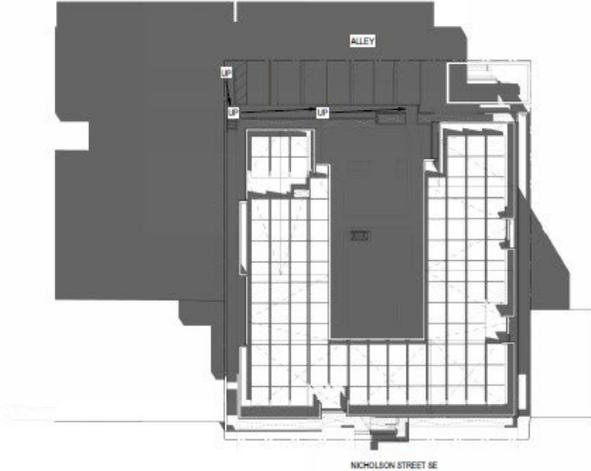
VENABLE LLP



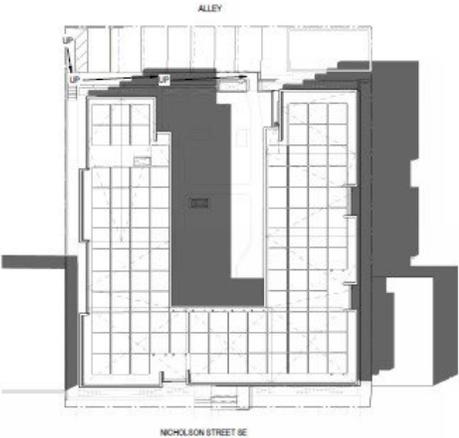
Proposed Project – Shadow Studies



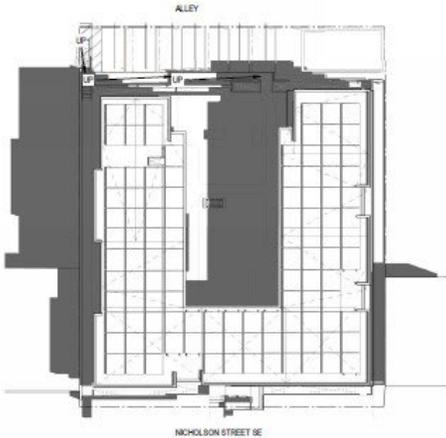
4 SITE PLAN PROPOSED - WS1400
7/2/20



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.

ANC and OP Support

1. Office of Planning recommends approval.
2. ANC 7B supports the project.
3. ANC 8A will be formally voting on the project on February 10, 2026.