

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Maxine Brown-Roberts, Development Review Specialist *MBR*
DATE: February 20, 2026
SUBJECT: OP Report - BZA Case 21416, for a rear addition to an existing apartment at 1342 Eastern Avenue, NE.

The Office of Planning (OP) is unable to provide a report with a full analysis of the proposal at this time. The Applicant has requested special exception review pursuant to Subtitle U § 421 for an apartment building in the RA-1 zone. OP had discussions with the Applicant and requested that the plans at [Exhibit 6](#) be revised to address:

- new ramps at the front of the building;
- location of the HVAC systems from the side of the building which is adjacent to a duplex building;
- the entrance to the building to more distinctive; and
- clearly depict the façade of each side of the building.

The OP is generally supportive of this proposal, and the requested information will more fully demonstrate how the requirements of Subtitle U § 421 are met. OP will submit a supplemental report with analysis and recommendation after the Applicant provides the requested information.