

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Maxine Brown-Roberts, Associate Director, Development Review MBR

**DATE:** May 22, 2026

**SUBJECT:** OP Supplemental Report - BZA #21416 1342 Eastern Avenue, NE – Expanded Apartment Building

**I. RECOMMENDATION**

The Office of Planning (OP) recommends **approval** of the following special exception:

- Subtitle U § 421 – Special exception review for all new multi-family projects in the RA-1 zone pursuant to Subtitle X § 901.2; and
- Subtitle F § 201.4 - Special Exception to pursue a Voluntary IZ development (additional density from developments voluntarily using IZ ) in the RA-1 zone pursuant to Subtitle X § 901.2.

OP also supports a stipulation in the Department of Transportation’s report that the following design-related issue be resolved prior to approval by the BZA:

“The existing curb cut should be limited to a maximum width of 12 feet in accordance with DDOT standards during public space permitting.”

**II. LOCATION AND SITE DESCRIPTION**

Applicant	Eastern Avenue Holdings III, LLC represented by Venable LLP
Address	1342 Eastern Avenue, NE
Legal Description	Square 5172, Lot 809
Ward / ANC	Ward 7/ ANC 7C
Zone	RA-1, low to moderate density residential zone in which an apartment building is permitted by special exception.
Historic District	N/A
Lot Characteristics and Existing Development	A nearly triangular shaped lot, fronting on Quarles Street and Eastern Avenue and developed with a 3-story apartment building with 15 units. Eastern Avenue forms the dividing line between the District and Prince George’s County.
Adjacent Properties	To the north and east, in Maryland, are single family houses; to the west is a single-family dwelling; and to the south, are duplexes and 3-story apartment buildings.

Surrounding Neighborhood Character	The neighborhood is composed of mix of detached single dwelling houses, semidetached houses, and apartment buildings. The neighborhood also includes the Deanwood Community Center and Library and the Ron Brown College Preparatory High School.
Proposed Development	Renovation and expansion of an existing apartment building from 15 to 24 units.

**SITE LOCATION**



**III. ZONING REQUIREMENTS AND REQUESTED RELIEF**

Section	Allowed	Existing	Proposed <sup>1</sup>	Relief
Lot Area, F § 201.4	N/A	16,083 sq. ft.	16,083 sq. ft.	Conforming
Lot Width, F § 201.4	N/A	80 ft.	80 ft.	Conforming
FAR, F § 302	1.08 w/ IZ max.	N/A	1.08 w/IZ	Conforming
Height, F § 303	40 ft. max.	32 ft.	35 ft.	Conforming
Lot Occupancy, F § 304	40% max.	24%	36%	Conforming
Rear Yard, F § 305	20 ft. min.	100 ft.	94.33 ft.	Conforming

<sup>1</sup>Information provided by Applicant

Section	Allowed	Existing	Proposed <sup>1</sup>	Relief
Side Yard, F § 306.2(a)	8 ft.	24 ft	southeast –8.6 ft. northwest – no change	Variance Requested
Vehicle Parking, C § 701	2 spaces min. (Priority Corridor Network route reduction) 4	0	4	Conforming
Bicycle Parking, C § 802	Long Term 8 min.	0	8	Conforming
	Short Term 2	0	4	Conforming
New Residential Developments, U § 421	Special Exception Review required for multi-dwelling developments	15-unit Apartment Building	24-unit Apartment Building	Special Exception Requested
Voluntary IZ Units F § 201.4	Voluntary IZ Development	N/A	3 units	Special Exception Requested

#### IV. ANALYSIS

The existing building currently has 15 one- and two-bedroom units which would be renovated and redesigned with a three-story addition to the rear of the building thus increasing the building to 24 units, three of which would be IZ units. The existing units would be converted from mainly one-bedroom units to up to three bedrooms units. The Applicant states that they have been in conversation with the existing tenants as the building would have to be vacated to accommodate the renovation and addition. The Applicant states that there is a tenant relocation plan which includes:

- The engagement of Equally Crafted Management ("ECM") to facilitate relocation services and negotiations for relocation buyouts of the existing tenants;
- Tenants were issued relocation notices via URA guidelines that gave them 120 days to either accept a buyout (cash for keys) along with relocation assistance from ECM to find new apartments, apply for programs such as the IZ program, as well as coordinate logistics for movers;
- An alternative to those who do not accept the buyout option, is to be relocated to temporary housing, starting on the 120-day deadline, for the duration of the renovation during which time the developer will supplement any increased cost in housing at the temporary location, based on the URA guidelines;
- On completion of the renovations, the tenants will have the first right to apply for any of the new units in the existing portion of the at the new market rate and application qualifications; and
- The developer's responsibility to supplement the temporary housing costs ends when the tenants are able to apply for the completed units.

## **Special Exception for New Residential Development**

### *421 NEW RESIDENTIAL DEVELOPMENTS (RA-1 and RA-6)*

*421.1 In the RA-1 and RA-6 zones, all new residential developments, except those comprising all one-family detached and semi-detached dwellings, shall be reviewed by the Board of Zoning Adjustment as special exceptions under Subtitle X, in accordance with the standards and requirements in this section.*

The proposal is to renovate the existing 15-unit apartment building and add a rear addition, increasing the number of units to 24, which is permitted in the RA-1 zone.

*421.2 The Board of Zoning Adjustment shall refer the application to the relevant District of Columbia agencies for comment and recommendation as to the adequacy of the following:*

*(a) Existing and planned area schools to accommodate the numbers of students that can be expected to reside in the project; and*

The application was referred to the Office of State Superintendent of Education (OSSE) at Exhibit 13 but to date comments have not been filed to the record. However, DC Public Schools' (DCPS) permanent capacity utilization rates, as published on the Deputy Mayor for Education's website<sup>2</sup>, for Ward 7's in-boundary schools for school year 2024-2025 were 78% utilized with 36 facilities.

*(b) Public streets, recreation, and other services to accommodate the residents that can be expected to reside in the project.*

A DDOT report is provided at Exhibit 16 which addresses some minor impacts but has not objection to the proposed development. However, DDOT notes the following design-related issue should be resolved prior to approval by the BZA:

*The existing curb cut should be limited to a maximum width of 12 feet in accordance with DDOT standards during public space permitting.*

**This request by DDOT does not seem to be reflected on the plans in the record.**

The apartment would be served by four required parking spaces on a surface parking lot at the rear of the building and accessed from an existing curb cut off Quarles Street. Eight required long-term bicycle spaces would be provided in the cellar of the building, and the four short-term bicycle parking spaces would be provided in the vehicular parking area or at a location to be determined by DDOT. The trash storage area is also to the rear of the building and would also be accessed from Quarles Street.

The application was also referred to the Department of Parks and Recreation (DPR) at Exhibit 13, As of the writing of this report, there are no comments from DPR in the record. The site would have access to recreational facilities at the Deanwood Community Center and Library located 0.2 miles or a 3-minute walk west of the property.

*421.3 The Board of Zoning Adjustment shall refer the application to the Office of Planning for comment and recommendation on the site plan, arrangement of buildings and structures,*

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<sup>2</sup> <https://edscape.dc.gov/page/facilities-utilization>

*and provisions of light, air, parking, recreation, landscaping, and grading as they relate to the surrounding neighborhood, and the relationship of the proposed project to public plans and projects.*

The building's site layout should not unduly impact the neighboring properties and the surrounding neighborhood. The proposal efficiently utilizes the site as the building is located on the building in the widest portion of the site. The building's main entrance will continue to be off Eastern Avenue and vehicular access off Quarles Street. The Applicant had provided a walkway from the front of the building to its rear. With the changes to the building, the Applicant has raised the entrance to the building to accommodate handicapped access into the main entrance.

OP-Design Division reviewed the proposed building design and provided recommendations to add and improve the building entrances with a canopy. The Applicant accepted the recommendations and updated the plans accordingly.

The proposed landscaping on the site includes flowers and shrubs along the eastern, western, and southern sides of the property. These plantings should help make the property attractive from the adjacent streets.

The addition would not be visible from Eastern Avenue but a small portion of the building may be visible from Quarles Street. The apartment building is separated from the single-family building by mature trees which will assist in buffering the parking area.

The massing of the building would be similar to other garden apartment in the neighborhood. The building would be similar in architecture to the existing buildings and utilize the existing topography. Unlike the existing buildings which are completely brick, the building materials would include brick on the lower floor and the introduction of off white/warm grey siding on the upper floors and penthouse. All the HVAC units are at the rear of the building on the ground. **However, OP continues to have some concerns regarding the location of the HVAC equipment close to the cellar units at the rear of the building.**

It is not envisioned that there would be negative impacts in terms of access to light or air flow for the new residents or to the residents of adjacent buildings. The degree of privacy for adjacent properties should also not be undue.

421.4 *In addition to other filing requirements, the developer shall submit to the Board of Zoning Adjustment with the application a site plan and set of typical floor plans and elevations, grading plan (existing and final), landscaping plan, and plans for all new rights-of-way and easements.*

The application includes all relevant information: including site plans, elevations, floor plans, and easement information.

### **Special Exception for Voluntary IZ Development**

The Applicant is providing nine additional units but has agreed to voluntarily opt into the IZ program and gain additional density and will provide three IZ units subject to Subtitle X § 901.2.

## **Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS**

*901.2 The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

*(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The RA-1 zone permits moderate density development including low-rise apartments through Special Exception. The proposal is consistent with the provisions of the Regulations, and the building would not be inconsistent with the intended use or building bulk or height. Therefore, the proposed apartment building would be consistent with the intent of the RA-1 zone requirements.

*(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The requested special exception review should not result in an undue impact on the use of the adjacent buildings. The existing building is currently larger than the adjacent duplex and single-family buildings. The addition would make the building larger and accommodate a larger number of residents but should not significantly affect them over what currently exists. Much of the existing vegetation would be preserved and would serve as a buffer between the buildings.

Changes that would be visible from Eastern Avenue would be a slight increase (three feet) in the building height, the addition of an accessible ramp leading to the first level of the building, which is incorporated within the existing front yard, and guard rails around the egress/air vents for the cellar units. The additional height should not significantly alter the building's massing or façade along Eastern Avenue. The addition to the building is located at the back of the structure, and would have limited visibility from Quarles Street and neighboring frontages. The shadow studies demonstrate minimal impact on adjacent properties' access to light and air. The project continues to meet all RA-1 yard, height, and bulk regulations, maintains appropriate separation from neighboring lots and would ensure that surrounding residential uses can continue without adverse effect.

*(c) Subject in specific cases to the special conditions specified in this title.*

In this case, the proposal is subject to the criteria of Subtitle U § 421 and is addressed above.

## **V. COMMENTS FROM OTHER DISTRICT AGENCIES**

A District Department of Transportation (DDOT) report is provided at Exhibit 16. At the time of this report, no other agency had submitted comments to the record.

## **VI. ANC COMMENTS**

The property is in ANC-7C. As of the writing of this report, no report from the ANC has been submitted to the record.

## **VII. COMMUNITY COMMENTS**

At the time of this report there are no comments from the community in the record.