

1342 Eastern Avenue NE

BZA Case No. 21416

Board of Zoning Adjustment Hearing
June 3, 2026

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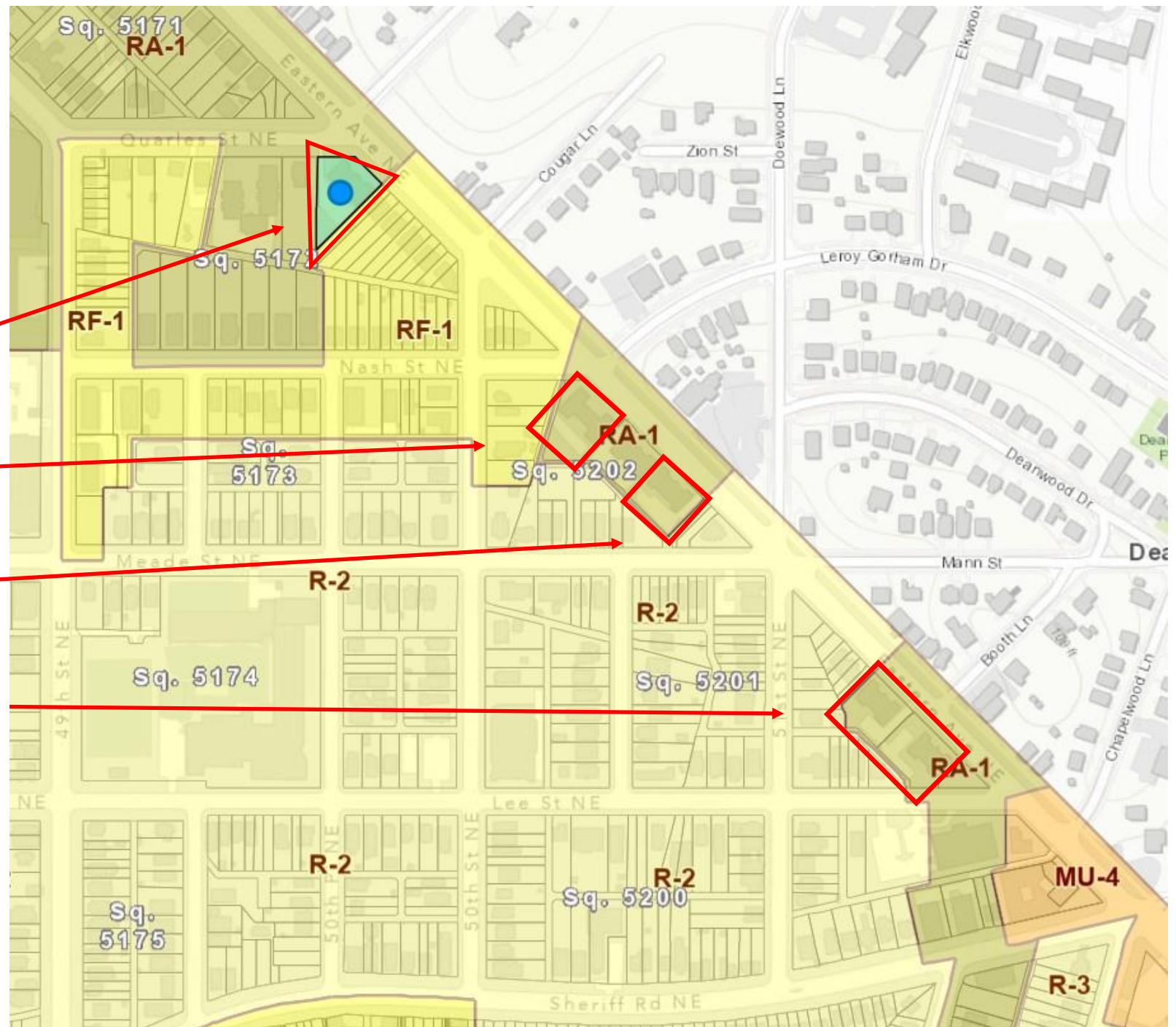
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Board of Zoning Adjustment
District of Columbia
CASE NO. 21416
EXHIBIT NO. 27

Eastern Avenue Projects – Zoning Map

- 1342 Eastern Ave NE
- 1218 Eastern Ave NE
- 1206 Eastern Ave NE
- 1112-1106 Eastern Ave NE

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Summary of Eastern Avenue NE Projects

- All four lots are zoned RA-1 and currently improved with existing apartment houses of very similar vintage and style.
- These properties fell into a state of serious disrepair due to neglect by the previous owner.
- The current owner purchased the properties in a bundled transaction with the aim to renovate and expand the structures.
 - 1342 Eastern Ave NE (BZA Case No. 21416): Currently 15 units; adding 9 units
 - Hearing: June 3, 2026
 - 1106-1112 Eastern Ave NE (BZA Case No. 21420): Currently 29 units; adding 18
 - Hearing: June 3, 2026
 - 1218 Eastern Ave NE (BZA Case No. 21431): Currently 18 units; adding 10 units
 - Hearing: June 10, 2026
 - 1206 Eastern Ave NE (BZA Case No. 21433): Currently 15 units; adding 5 units
 - Hearing: June 10, 2026

Current Conditions – 1342 Eastern Ave NE



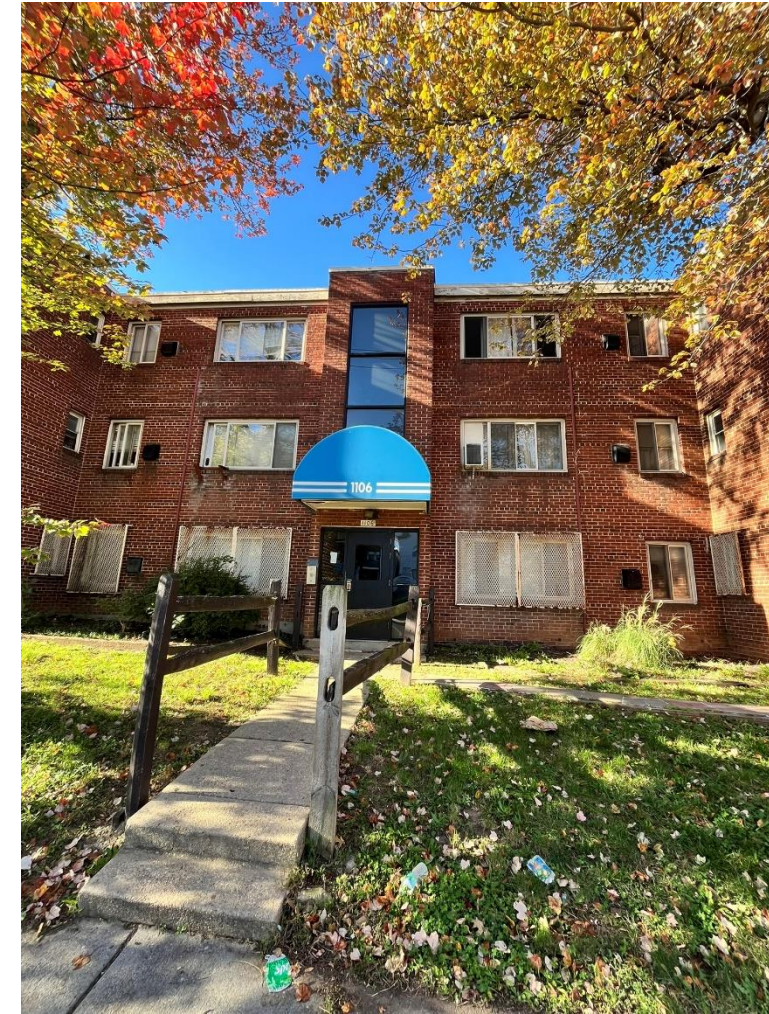
Current Conditions – 1218 Eastern Ave NE



Current Conditions – 1206 Eastern Ave NE



Current Conditions – 1106-1112 Eastern Ave NE (Front)



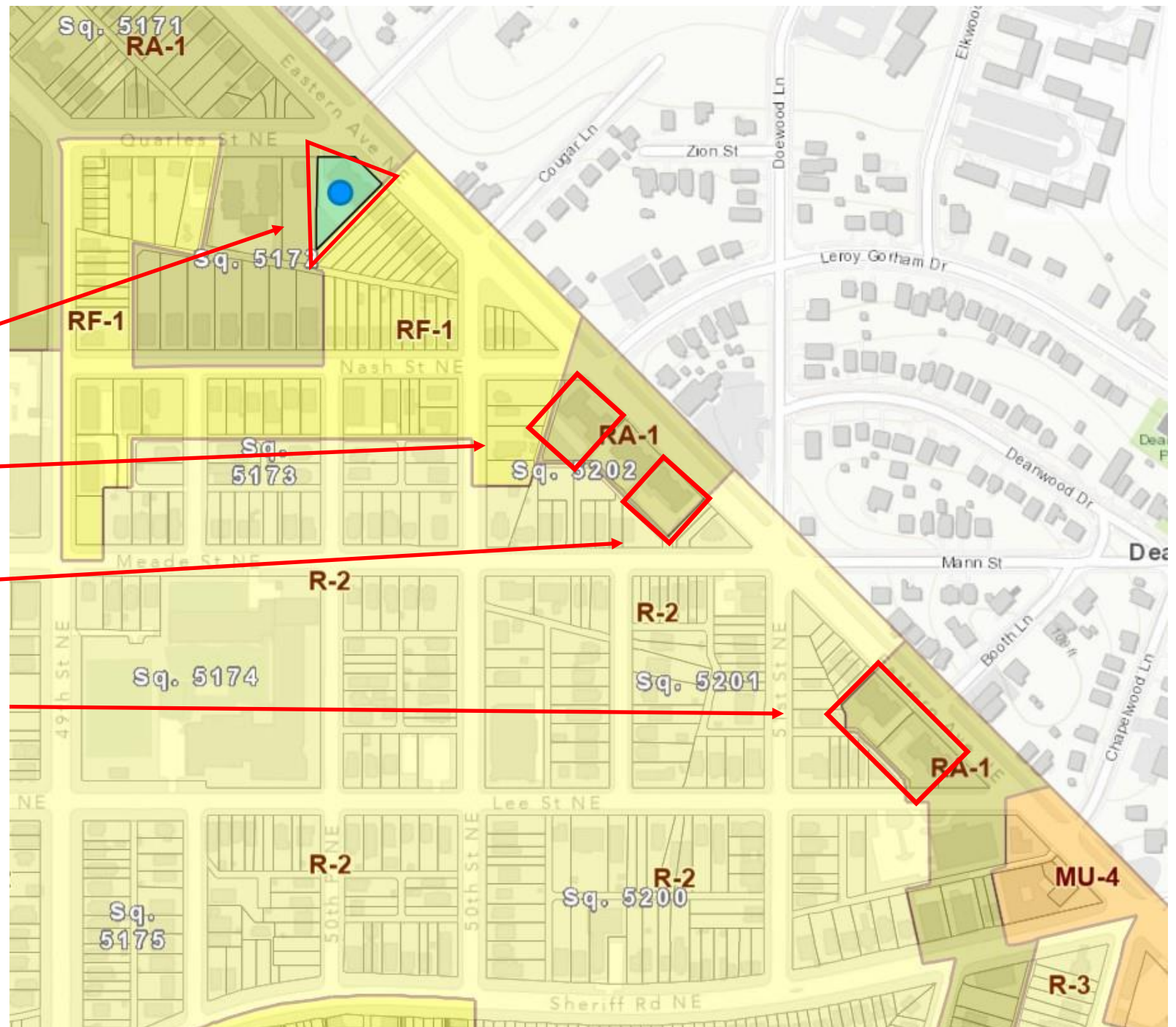
Current Conditions – 1106-1112 Eastern Ave NE (Rear)



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- 1342 Eastern Ave NE
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- 1206 Eastern Ave NE
- 1112-1106 Eastern Ave NE

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- Single corner lot with 16,083 s.f. of land area.
- Adding 9 units for a total of 24 (including 3 IZ units)
- Raising roof by 3 feet
- Minor rear addition
- 4 parking spaces (meets zoning requirements)
- All construction work is by-right and permitted without BZA relief

BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add units to existing apartment houses 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).
 - Height will change by only several feet.
 - Minor addition and renovations are proposed for the buildings.
 - Apartment and multifamily residential buildings neighbor this project and are common in this neighborhood.
 - Property is located approximately 1/4 mile from the Deanwood Metro station.

Community and OP Support

- The Applicant team met with and presented on multiple occasions to ANC 7C and the Deanwood Citizens Association.
- ANC 7C voted to support the project.
- The Deanwood Citizens Association supports the project and entered into a Community Benefits Agreement with the Applicant.
- Office of Planning recommends approval of the Application.



Questions?

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