

**MEMORANDUM**

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

**FROM:** Michael Jurkovic, AICP, Development Review Specialist 

**DATE:** February 20, 2026

**SUBJECT:** PRELIMINARY REPORT - BZA Case 21420, to permit an addition joining two Apartment Houses into a 49-unit Apartment House at 1106 and 1112 Eastern Avenue, NE.

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The applicant for this case is requesting relief from the zoning regulations to facilitate a New Residential Development in the RA-1 Zone with a total of 49 units. While The Office of Planning (OP) is supportive of this proposal, we are continuing to assess the application and the relief requested, including discussions with the applicant where we requested additional information be added to the record to address the review criteria of U § 421. OP will submit a supplemental report with analysis and recommendation prior to the BZA Public Hearing.