

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment  
**FROM:** Michael Jurkovic, AICP, Development Review Specialist  
 MBR  
 Maxine Brown-Roberts, Associate Director Development Review  
**DATE:** May 22, 2026  
**SUBJECT:** BZA Case 21420, New addition joining two Apartment Houses into a 47-unit apartment house at 1106 and 1112 Eastern Avenue, NE.

**I. OFFICE OF PLANNING RECOMMENDATION**

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

- Subtitle U § 421, New Residential Developments (all new residential development, except for single household detached and semi-detached dwellings, must be reviewed by the Board of Zoning Adjustment).

OP’s recommendation is based on the following conditions of approval, intended to ensure that review criteria regarding potential external impacts, including trash collection and fencing, and landscaping are met:

1. Compliance with the proposed site and landscaping plans at Exhibit #24A1, pg. 4, including trash storage location and storage.

**II. LOCATION AND SITE DESCRIPTION**

Address	1106 and 1112 Eastern Avenue, NE
Applicant	Venable LLP on behalf of Eastern Avenue Holdings III, LLC
Legal Description	Square 5201; Lots 800 & 801
Ward, ANC	Ward 7; ANC 7C
Zone	RA-1
Historic Districts	N/A
Lot Characteristics	Two, irregular shaped lots a 16 ft. unimproved public alleyway to their rear.
Existing Development	Each lot is developed with a three-story apartment building and surface parking.
Adjacent Properties	Residential row buildings to the north and single family detached and semi-detached properties to the west.
Surrounding Neighborhood Character	A mix of single family detached, semi-detached, row dwellings and up to three-story garden apartments.
Proposed Development	Conversion of two Apartment Houses totaling 29 units into one Apartment House with 47 dwelling units.

**III. ZONING REQUIREMENTS and RELIEF REQUESTED**

<b>Zone: RA-1</b>	<b>Regulation</b>	<b>Existing</b>	<b>Proposed<sup>1</sup></b>	<b>Relief</b>
<b>Apartment House / Rowhouse U § 421</b>	<b>Permitted by sp. ex.</b>	<b>29 units</b>	<b>47 units</b>	<b>Relief Requested</b>
Density F § 201	FAR 0.9 max.; 1.08 max with IZ.	0.27	1.08 with mandatory IZ	None Requested
Lot(s) Width F § 202	N/A	260 ft.	No Change	None Requested
Lot(s) Area F § 202	N/A	28,887 sq. ft.	No Change	None Requested
Height F § 203	40 ft. and 3 stories max.	28 ft.	40 ft. and 3 stories plus cellars.	None Requested
Rear Yard F § 207	20 ft. min.	N/A	41.2 ft.	None Requested
Side Yard F § 208	Two 8 ft. min. or 3 in. per ft. of height, whichever is greater.	N/A	8 ft. & 9 ft.	None Requested
Lot Occupancy F § 210	40% max.	27%	36%	None Requested
GAR F § 211	0.4 min.	N/A	0.4	None Requested
Parking C § 701	1 space per 3 units after 4 units.	11 spaces	15 spaces	None Requested

**IV. OFFICE OF PLANNING ANALYSIS**

**Subtitle U § 421, NEW RESIDENTIAL DEVELOPMENTS (RA-1)**

*421.1 In any of the RA-1 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 pursuant to Subtitle X, Chapter 9, in accordance with the standards and requirements in this section.*

The application proposes converting 2 apartment buildings with a total of 29 units into a 47-unit Apartment House, a use permitted by Special Exception 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*

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<sup>1</sup> Per the Applicant

The application was referred to the Office of the State Superintendent of Education (OSSE) for comment. To date, comments have not been filed to the record, but 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.*

The application was referred to the District Department of Transportation (DDOT) who has added their report to the record at Exhibit #15.

The application was referred to the Department of Parks and Recreation (DPR) for comment and recommendation. To date, comments have not been filed to the record. However, the subject properties are located approximately 0.35 miles from the Deanwood Community Center.

- 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, 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.*

#### Site Plan and Arrangement of Buildings and Provision of Light and Air

The proposal shows the buildings fronting along Eastern Avenue, NE. Access to the building property would be through a main pedestrian entrance along its frontage and two entrances leading from the parking area to the rear, all of which would provide access to the 1<sup>st</sup> floor. A trash storage area to the rear is accessible by a 16-foot public alleyway.

The applicant has provided a series of sun studies at Exhibit #24A2, pg. 6. These show that there would be limited new impacts to the available light on nearby properties past what currently exists.

#### Parking

The applicant proposed to meet the required vehicular parking requirements with 15 total spaces which would be accessed via the alley to the rear of the property.

#### Recreation

The proposal does not include any dedicated external or internal recreation spaces.

#### Landscaping and Grading

At Exhibit #24A1, pg. 4, the applicant has provided a landscaping plan which indicates the existing trees which would remain on site and the proposed new plantings. The applicant did not provide any specific grading plans. However, at the superseded Exhibit #5A1 the applicant shows the existing topography of the site and existing elevations. When reviewed together with the more recent submittal the Applicant shows how the proposal would leave the existing site grading largely unchanged.

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

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 applicant has provided filings are sufficient for the review of the proposal against the relevant criteria.

#### **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 be below the permitted lot occupancy and height, as well as within the other development requirements of the zone. Therefore, the proposed Apartment House should be consistent with the intent of the RA-1 zone.

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

The requested relief should not result in an undue impact on the use of neighboring properties, if conditions recommended by OP related to the proposed landscaping and trash area are met. Eastern Avenue, NE contain a series of apartment houses along this corridor; therefore, the use itself should be in character with the neighboring properties and within what is anticipated by the RA-1 zone.

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

The form of relief is within the allowed criteria of Subtitle U § 421, provided above.

#### **V. OTHER DISTRICT AGENCIES**

At Exhibit #15, DDOT has filed a report stating they have no objection to the requested relief.

#### **VI. ADVISORY NEIGHBORHOOD COMMISSION**

As of the writing of this report, there is no report from ANC 7C in the record.

#### **VII. COMMUNITY COMMENTS**

As of the writing of this report, there are no public comments in the record.

**Location Map:**

