

TO: District of Columbia Board of Zoning Adjustment

FROM: Crystal Myers, AICP, Case Manager
Maxine Brown-Roberts, Associate Director, Development Review *MBR*

DATE: May 29, 2026

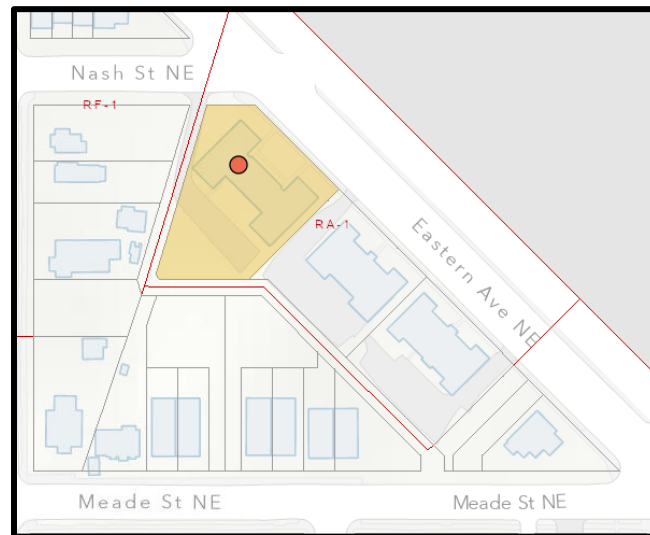
SUBJECT: BZA #21431 - Request for special Exception relief to construct an addition to add ten units to an existing Apartment Building at 1218 Eastern Ave NE

Board of Zoning Adjustment
District of Columbia
CASE NO. 2022-0006
APPLICANT: OPINDC
SUBJECT: 1700 R ST NW

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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. Deanwood Metrorail station is less than 0.5 miles away.
Proposed Development	The proposal is for the renovation and expansion of an existing apartment building from 18 to 28 units. The building will include 3 IZ units and a 3-story rear addition.

SITE LOCATION



III. ZONING REQUIREMENTS AND REQUESTED RELIEF

Section	Requirement	Existing	Proposed ¹	Relief
Lot Area, F § 202	1,800 sq. ft. min.	18,780 sq. ft.	18,780 sq. ft.	Conforming
Lot Width, F § 202	N/A	116.1 ft.	116.1 ft	Conforming
FAR, F § 201	1.08 w/ IZ max.	0.93	1.08 w/IZ	Conforming
Height, F § 203	40 ft. max.	32 ft.	35 ft.	Conforming
Lot Occupancy, F § 210	40% max.	27%	36%	Conforming
Rear Yard, F § 207	20 ft. min.	100 ft.	77.8 ft.	Conforming
Side Yard, F § 208	8 ft. min.	8 ft./ 9 ft.	8ft./9.3 ft.	Conforming
Vehicle Parking, C § 701	1 spaces min.	N/A	0	Special Exception Requested
Bicycle Parking, C § 802	Long Term 8 min.	N/A	10	Conforming

¹Information provided by Applicant

Section	Requirement	Existing	Proposed ¹	Relief
	Short Term 2 min.	N/A	4	Conforming
New Residential Developments, U § 421	Special Exception Review required for multi-dwelling developments	N/A	28 -unit Apartment Building	Special Exception Requested

IV. ANALYSIS

The existing building currently has 18, one and two-bedroom units. These would be converted into three-bedroom units and a three-story addition with a cellar would be added to increase the unit count to 28, including three IZ units. All of the units would have three bedrooms. 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.

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 U § 421 special exception criteria, outlined below and the building would be within the intended use and development standards of the zone. Therefore, the proposal would be in harmony with the general purpose and intent of

the Zoning Regulations and Maps.

- (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 addition would be in the rear and away from neighboring properties. As demonstrated below, the proposal is consistent with the requirements of U §421 so it should have minimal if any impact on the adjacent neighbors. The requested parking relief is for one parking space, and the property is close to a Metrorail station and metrobus routes.

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 would add ten new residential units to an existing 18-unit apartment building 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 11A. While comments were not received, Deputy Mayor for Education (DME) Edscape Public School Facilities data presents the following utilization data for the relevant public schools:

Houston Elementary School – 70% utilization
Kelly Miller Middle School – 86% utilization
Woodson High School – 92% utilization

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

Public Streets

OP defers to the District Department of Transportation (DDOT) to comment on the adequacy of the public streets and transportation infrastructure. A DDOT report will be provided separately.

A request for parking relief is included in this case, so no vehicle parking is proposed. The project includes providing ten long-term bicycle spaces, which are two more than required, would be provided in the bike storage room on the first floor of the building and four required short-term bicycle parking spaces would be provided near the front entry area.

Recreation and Other services

The application was also referred to the Department of Parks and Recreation (DPR) at Exhibit 10. As of the writing of this report, there are no comments from DPR in the record. Residents would have access to recreational facilities at the Deanwood Community Center and Library located 0.3 miles or a 6-minute walk west of the property.

No on-site recreational facilities are planned on the property. Even with the addition, there is a large grass area to the rear of the building. It appears that the applicant is planning for families because all of the units would be three-bedroom, family-size units. **Therefore, OP recommends that the applicant carve out an area and provide some play equipment for smaller children.**

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.

This proposal involves limited changes to the existing building's site layout and should not unduly impact the adjacent properties and the surrounding neighborhood. The building is positioned in the widest portion of the lot, allowing for efficient use of the site, and the main entrance would remain on Eastern Avenue. It is accessible by a sidewalk along Eastern Avenue and the plans show that a ramp would provide ADA access to the front and rear entrances. At the cellar level there would be air and access vents for the cellar units.

Both the existing building and the proposed addition comply with all zoning development standards, ensuring that adjacent properties' access to light, air, and privacy will be maintained. The Applicant has also provided a shadow study confirming that the project will not create undue impacts on sunlight access for nearby properties.

Proposed landscaping includes *panicum virgatum* plantings and boxwood shrubs along the eastern (front) side of the property, consistent with landscaping commonly found in the neighborhood.

The site plan includes a trash/recycling area near the northeastern corner of the site off an existing curb cut along Nash Street. It's enclosed with a 6-ft tall wood fence.

Regarding parking, the Applicant is requesting relief from the requirement to provide one parking space on the site. There is currently no vehicular access from Eastern Avenue. However, there is a curb cut off Nash Street although the remainder of the alley is unimproved alley, making on-site parking infeasible. The property is served by Metro Bus routes C23 and D24 which travels along Eastern Avenue and is located within a 10-minute walk of the Deanwood Metrorail Station, offering residents convenient access to public transit.

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, and floor plans.

Parking Relief Request

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 request satisfies the special exception criteria outlined in C § 703 and discussed below. On-site parking is not possible because the property is along an unimproved alley and no vehicular access is provided from Eastern Avenues. The property has easy access to transit and onsite bicycle parking. Therefore, granting the requested parking relief would be in harmony with the Zoning Regulations and Zoning Maps.

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

Granting this relief should not result in an undue impact on the use of the adjacent buildings. Though the one required vehicle parking space would not be provided, the project is proposing to provide more bicycle parking than required. The impact on the neighboring properties should be minimal because the property is near a Metrorail station and on-street parking is available.

Subtitle C § 703 SPECIAL EXCEPTION from Minimum Parking Number Requirements

703.2 *The Board of Zoning Adjustment may grant a full or partial reduction in the number of required parking spaces, as a special exception pursuant to Subtitle X, Chapter 9, and subject to the applicant's demonstration to the Board's satisfaction of at least one (1) of the following:*

- (b) *The use or structure is particularly well served by mass transit, shared vehicle, or bicycle facilities;*
- (h) *The property does not have access to an open public alley, resulting in the only means by which a motor vehicle could access the lot is from an improved public street and either:*

The 28-unit apartment building would generate a requirement for one parking space. The property abuts an unimproved public alley and therefore cannot provide a space onsite. The property is within walking distance of the Deanwood Metrorail station, is served by two metrobus routes along Eastern Avenue and the project provides more long-term and short-term bicycle parking than required. Therefore, the request not to provide a parking space should not affect traffic movements in the neighborhood.

703.3 *Any reduction in the required number of parking spaces granted under Subtitle C § 703.2 shall be:*

- (a) *Proportionate to the reduction in parking demand demonstrated by the applicant:*

- (b) *Limited to the number of spaces that the applicant demonstrates cannot reasonably be provided on the site as proposed to be developed in the application; and*
- (c) *Limited to relief from the minimum number of parking spaces required by this section and shall not provide relief from the location, access, size or layout, screening, or other requirements of this chapter.*

The requested relief is limited to only the one required parking space.

V. COMMENTS FROM OTHER DISTRICT AGENCIES

Currently, no other District agencies have submitted comments to the record.

VI. ANC COMMENTS

Currently there is no report from the ANC 7C in the record.

VII. COMMUNITY COMMENTS

Currently there are no comments from the community in the record.