

1218 Eastern Avenue NE

BZA Case No. 21431

Board of Zoning Adjustment Hearing
June 10, 2026

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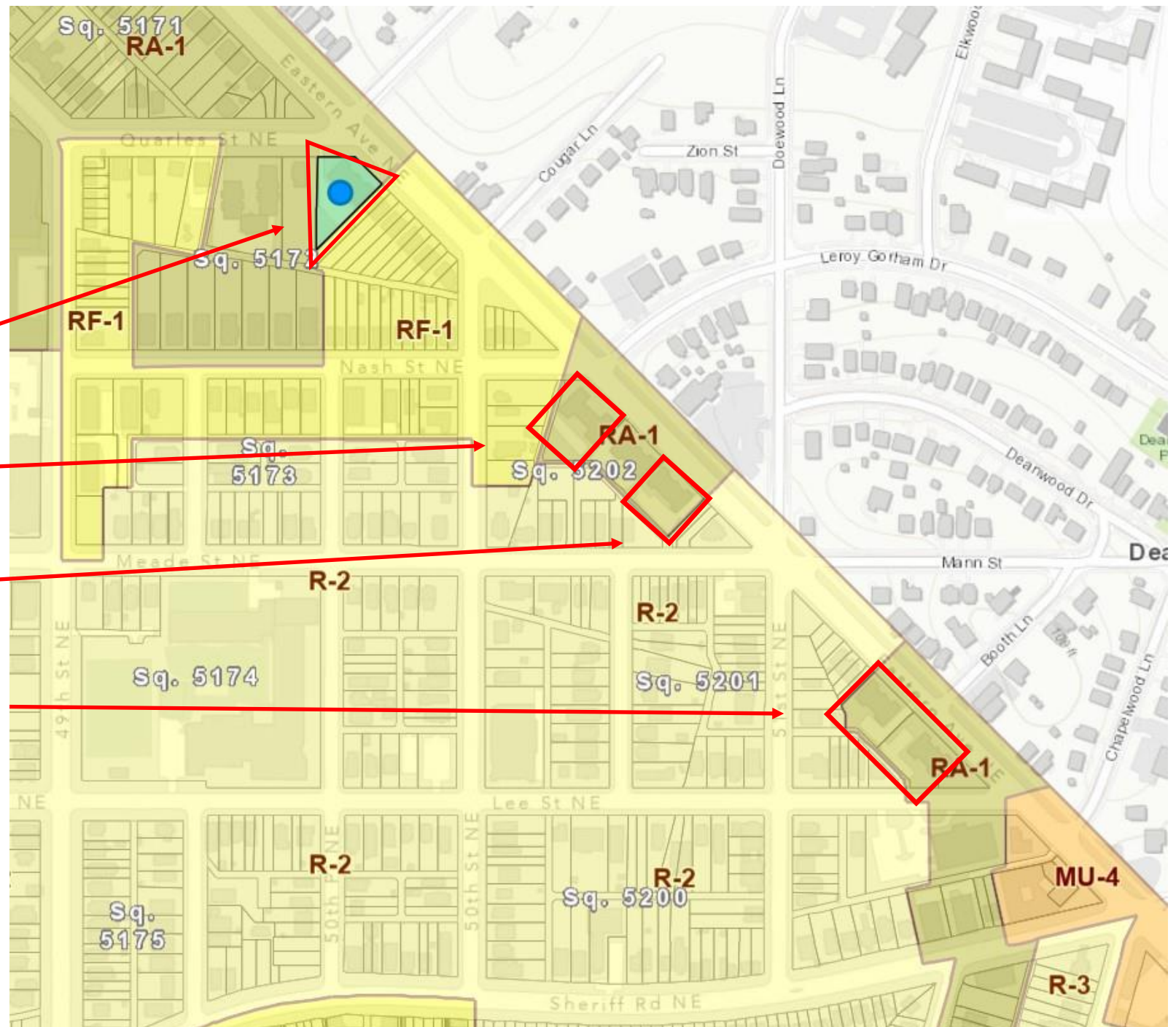
VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21431
EXHIBIT NO. 25

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)



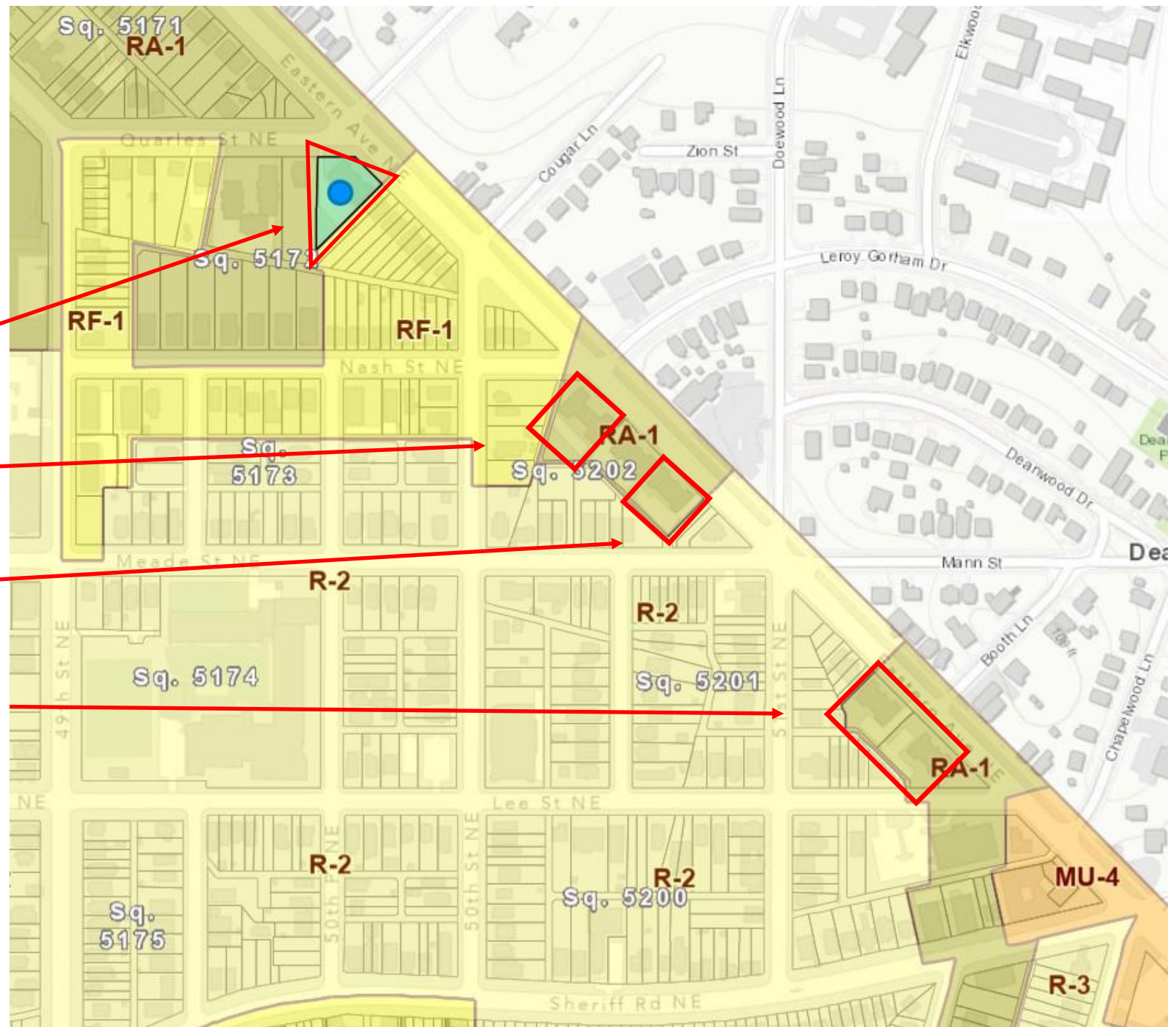
Current Conditions – 1106-1112 Eastern Ave NE (Rear)



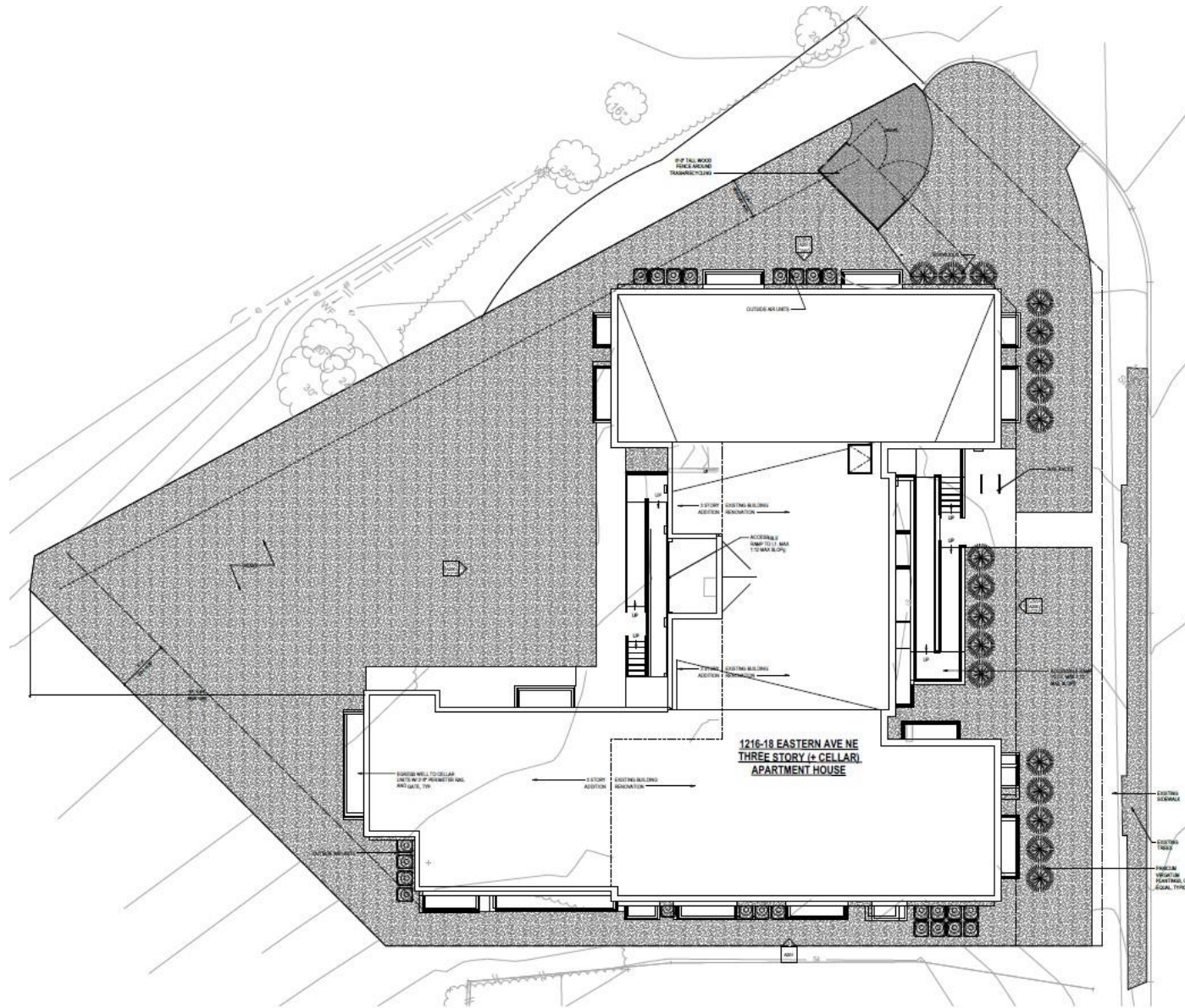
Eastern Avenue Projects – Zoning Map

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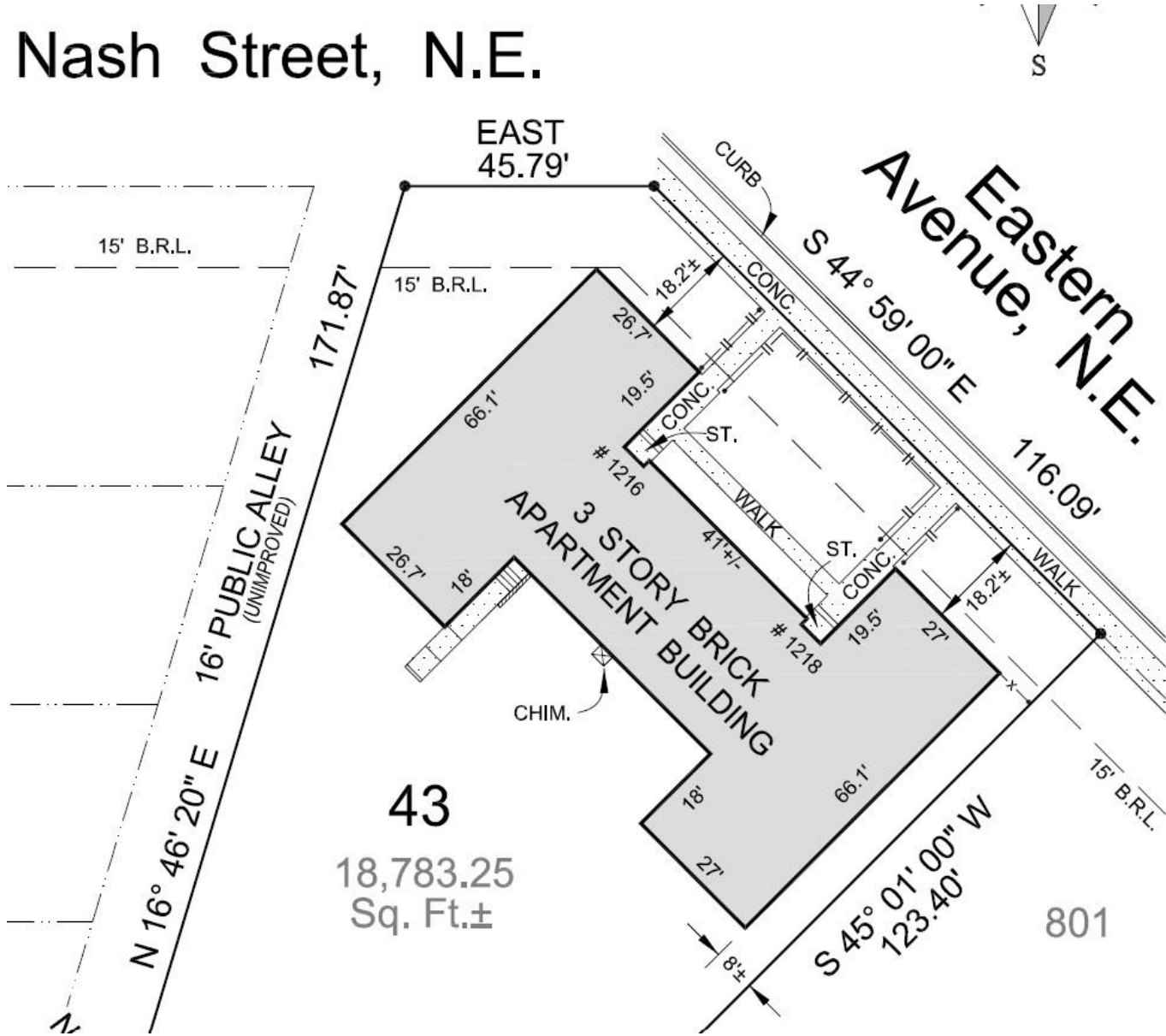
Proposed Project – 1218 Eastern Avenue NE



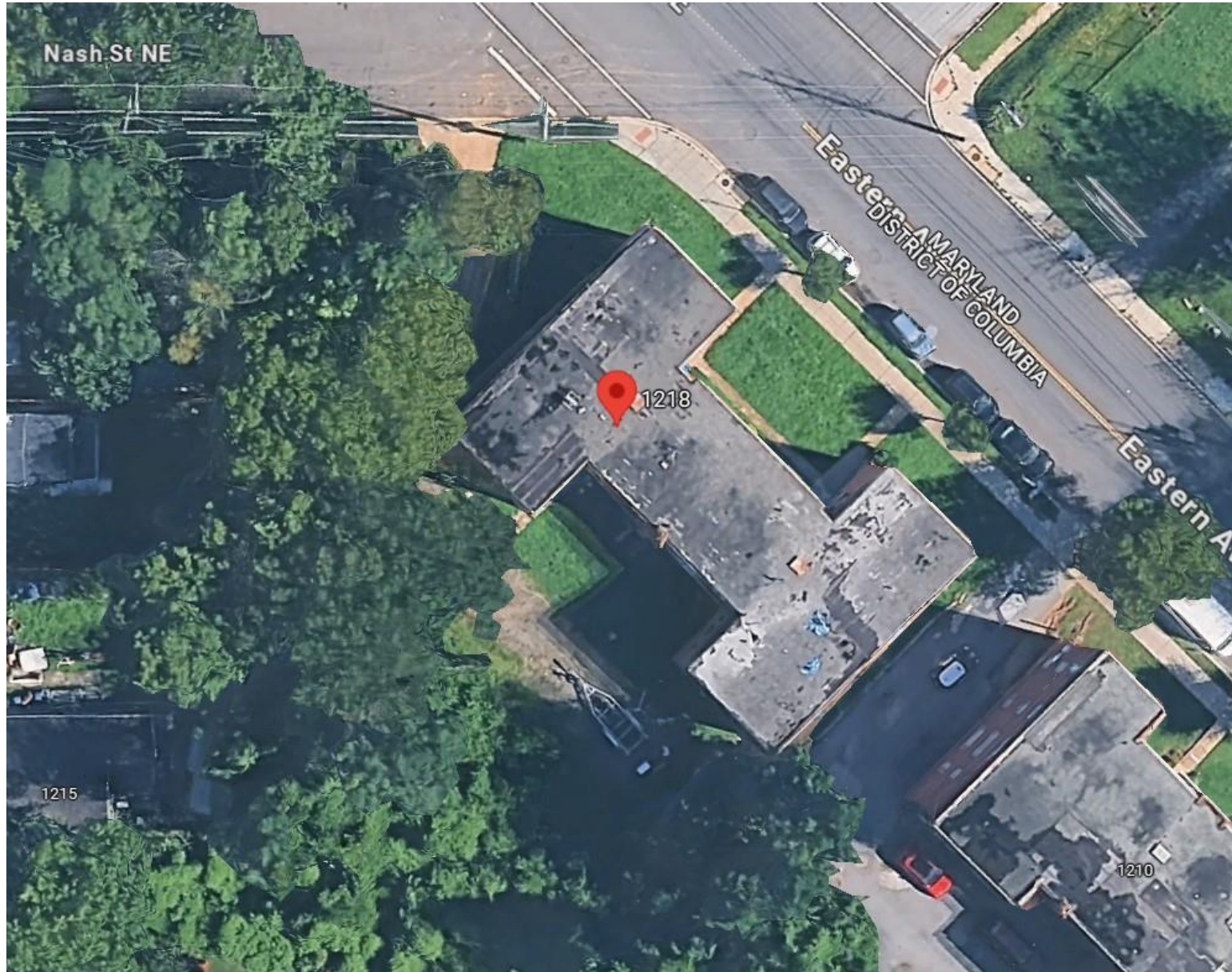
- Single corner lot with 18,780 s.f. of land area.
- Adding 10 units for a total of 28 (including 3 IZ units)
- Raising roof by 3 feet
- Minor rear addition
- No parking spaces (one space required)
- All construction work is by-right and permitted without BZA relief

Proposed Project – 1218 Eastern Avenue NE - Survey

Nash Street, N.E.



Proposed Project – 1218 Eastern Avenue NE - Aerial



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. Special exception pursuant to 11 DCMR Subtitle C, Section 703 for relief from the required one parking space.
3. 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 1/3 mile from the Deanwood Metro station.
 - Project will provide four more bicycle parking spaces than required (total of 14 bicycle spaces required)

Special Exception Standards - Parking (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

(a) Due to the physical constraints of the property, the required parking spaces cannot be provided either on the lot or within six hundred feet (600 ft.) of the lot in accordance with Subtitle C § 701.8;

(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:

1. A curb cut permit for the property has been denied by the Public Space Committee;
2. Any driveway that could access an improved public street from the property would violate any regulation of this chapter, of the parking provisions of any other subtitle in the Zoning Regulations, or of Chapters 6 or 11 of Title 24 DCMR

Special Exception Standards - Parking (11 DCMR Subtitle U, Section 421.1; Subtitle X, Section 901.2)

Further, pursuant to Subtitle C, Section 703.3, any reduction in the required number of parking spaces granted under Subtitle C, Section 703.2 shall be:

1. Proportionate to the reduction in parking demand demonstrated by the applicant;
2. 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
3. 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.

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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