

MEMORANDUM

TO: Board of Zoning Adjustment for the District of Columbia
FROM: Philip Y. A. Isaiah, Development Review Specialist
 Maxine Brown-Roberts, Associate Director Development Review *MBR*
DATE: April 24, 2026
SUBJECT: BZA 21433 - Apartment building expansion at 1206 Eastern Ave, NE. in the RA-1 Zone

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).

II. LOCATION AND SITE DESCRIPTION

Address	1206 Eastern Avenue, NE
Applicant	Eastern Avenue Holdings III, LLC
Legal Description	Square 5202, Lot 44
Ward, ANC	Ward 7; ANC 7C
Zone	RA-1
Historic Districts	N/A
Lot Characteristics	The 13,200 sq. ft. (120 ft. wide x 110 ft. deep) rectangular, interior lot was created in 1967 with a 15 foot front building restriction line along the Eastern Avenue frontage. A 16 foot wide unimproved public alley traverses along the rear lot line.
Existing Development	The subject property is developed with a 3-story brick-sided, multi-unit residential building containing 11,439 sq. ft. in gross floor area at 0.87 FAR. The building is 31 feet in height and encompasses 15 dwelling units.
Adjacent Properties	Two brick-sided apartment buildings of similar character are located to the northwest of the subject property and are also zoned RA-1. Lot 27 to the southeast is currently vacant and Lot 28 is currently being developed with a single unit, semi-detached dwelling pursuant to BZA Order 21038 on land zoned R-2. To the rear are single unit, semi-detached dwellings on lots also zoned R-2. It should be noted that Lot 43, to the northwest has a pending BZA application (Case 21431) for a similar development to the subject application. The property across the street is developed with a religious institution located in the State of Maryland.

Surrounding Neighborhood Character	Moderate Density Residential Neighborhood containing a mix of single unit dwellings and multi-unit buildings. The subject lot is located within 0.5 miles from the Deanwood Metro station.
Proposed Development	<p>The applicant proposes to renovate the building and add five (5) additional units to the existing 15 unit apartment building for a total of 20 units. To accommodate the increase in units, the applicant proposes to construct a rear addition at the western corner of the building and expand the existing cellar.</p> <p>All units would contain 3 bedrooms and would range from 667 to 785 square feet and contain two IZ units provided at 747 sq. ft. and 784 sq. ft., respectively. Façade changes consist of painting the existing brick, and fiber-cement siding and panels at the rear addition. Four on-site parking spaces would be provided, including one ADA-accessible space, exceeding the reduced zoning requirement of three spaces due to the site's location within 0.5 miles of a Metro station; bicycle parking would be provided with eight long-term and two short-term spaces.</p>

III. ZONING REQUIREMENTS and RELIEF REQUESTED

Zone: RA-1	Regulation	Existing	Proposed*	Relief
Apartment House U § 421	Permitted by sp. ex.	15 units	20 units	Special Exception Requested
Density, F § 201	FAR 0.9 max.; 1.08 max with IZ.	0.87	1.08 (IZ units incl.)	None Requested
Lot Width, F § 202	N/A	120	No Change	None Requested
Lot Area, F § 202	N/A	13,200 sq. ft.	No Change	None Requested
Height, F § 203	40 ft. max.; 3 stories	31 ft.; 3 stories	35.5 ft.; 3 stories	None Requested
Rear Yard, F § 207	20 ft. min.	49.0 ft.	24.83 ft..	None Requested
Side Yard, F § 208	8 ft. min. or 3 in. per ft. of height, whichever is greater.	10 ft. (NW) 20.58 ft. (SE)	No Change	None Requested
Lot Occupancy, F § 210	40% max.	29%	36%	None Requested
GAR, F § 211	0.4 min.	N/A	0.417	None Requested
Parking, C § 701	1 space per 3 units (half of this rate if <0.5 miles from Metro)	8 spaces	4 spaces	None Requested

*As provided by the applicant

IV. OFFICE OF PLANNING ANALYSIS

A. 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 five additional units to an existing 15-unit apartment building, totaling 20 units. This standard is applicable.

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 the State Superintendent of Education (OSSE) for comment. While comments have not been filed to the record at this report's publication, DC Public Schools (DCPS) permanent capacity utilization rates, as published on the Deputy Mayor for Education's website¹, for Ward 7's in-boundary schools for school year 2024-2025 were 69% utilized with 36 facilities.¹

(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) for comment and recommendation. The property is located approximately 0.44 miles from the Deanwood Metro Station. DDOT requested that the applicant show that trash/loading operations could be achieved with head-in/head-out truck movements through the existing curb cut. DDOT will provide additional information in their report provided under separate cover.

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.

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*

¹ <https://edscape.dc.gov/page/facilities-utilization>

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 site plan maintains the existing building footprint along Eastern Avenue while introducing a partial rear addition at the back of the property. The proposed arrangement places the three-story addition directly behind the existing three-story structure with an ADA ramp located along the front of the building. The rear yard remains compliant, with a depth of 24 feet 10 inches, and side yards of 10 feet and 20 feet 7 inches. While the proposed ramp at the front of the building will encroach further into the front yard where the building already surpasses the 15-foot building restriction line, the Urban Design Division of OP reviewed this application and found no objection other than pursuing the relevant permissions from the Public Space Committee, as determined by DDOT.

While the roof is raised approximately four feet, minimal impact on neighboring properties with no substantial loss of daylight is anticipated. The new cellar units would contain egress wells that appear sized to provide sufficient natural light. Together, the site plan and building arrangement provide adequate light, air, and separation while situating the addition in a way that minimizes impacts on adjacent properties.

Parking

The project provides four on-site parking spaces, including one ADA-accessible space, all located at the rear of the property and accessed from the existing curb cut along Eastern Ave. Because the site is located approximately 0.44 miles from the Deanwood Metro Station, the property qualifies for a transit-proximate parking reduction pursuant to Subtitle C § 702.1 (a) thus lowering the requirement from 6 spaces to 3. Bicycle parking also exceeds the required spaces, with 8 long-term and 2 short-term spaces provided on-site where the requirement is 7 long-term and 1 short-term, respectively. The long-term spaces would be provided in an enclosed interior room on the first floor, and the short-term spaces would be provided by a bike rack near the front entrance.

Recreation

The proposal does not include any dedicated external or internal recreation spaces. However, the site is located approximately 0.3 miles from the Deanwood Community Center and its associated recreational facilities.

Landscaping, and Grading

As contained in the proposed site plan located on sheet A100P of the Updated Architectural Plans and Elevations (Exhibit 17), the applicant proposes a row of trees along the front sidewalk adjacent to Eastern Avenue and trees along the southern wall of the structure. The Existing and proposed Grading Plans are provided at Exhibit 19, pages 4 (A100E) and 5 (A100P) respectively. Grading adjustments are shown primarily where required to support the accessible ramp leading to the first floor, as well as the egress wells serving the new cellar units.

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 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 within the development requirements of the zone and not be inconsistent with the intended use or building bulk or height. Therefore, the proposed apartment addition harmonizes with the intent of the RA-1 zone requirements.

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

The project should not adversely affect the use of neighboring properties. The only change that would be visible from the front of the building, Eastern Avenue, is the addition of an accessible ramp leading to Level 1 of the building, which is incorporated within the existing front yard and does not alter the building's height, massing, or façade along Eastern Avenue. The addition is located at the back of the structure, away from public view and neighboring frontages, and the shadow studies demonstrate minimal impact on adjacent properties' access to light and air. The project continues to meet all RA-1 yard, height, and bulk regulations, maintains appropriate separation from neighboring lots and would ensure that surrounding residential uses can continue without adverse effect.

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

The proposal would meet the requirements of Subtitle U § 421, as demonstrated provided above.

V. OTHER DISTRICT AGENCIES

As of the writing of this report, there are no comments from other District agencies in the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

As of the writing of this report, there is no report from ANC 3B in the record.

VII. COMMUNITY COMMENTS

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

Location Map:

