

## MEMORANDUM

**TO:** Board of Zoning Adjustment for the District of Columbia  
**FROM:** Philip Y. A. Isaiah, Development Review Specialist  
*MBR*  
Maxine Brown-Roberts, Associate Director Development Review  
**DATE:** May 29, 2026  
**SUBJECT:** Supplemental Report on BZA 21433 - Apartment building expansion at 1206 Eastern Ave, NE. in the RA-1 Zone

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### I. BACKGROUND

On December 5, 2025, the applicant, Eastern Avenue Holdings III, LLC, applied for Special Exception review for a new residential development in the RA-1 zone, pursuant to Subtitle U § 421 and Subtitle X § 901.2. The proposal is to renovate the existing apartment building and expand the building to accommodate five additional units. Two of the units would be Inclusionary Zoning (IZ) units. The public hearing was scheduled for March 25, 2026 and administratively rescheduled to May 6 and subsequently to June 10, 2026. On April 24, 2026, the Office of Planning (OP) filed a report ([Exhibit 21](#)) evaluating and recommending approval of the relief the applicant requested.

On May 12, 2026, the applicant amended the application to request a special exception to pursue a Voluntary IZ development (additional density from developments voluntarily using IZ) in the RA-1 zone pursuant to Subtitle X § 901.2. OP now provides the analysis for the requested relief.

### II. OFFICE OF PLANNING RECOMMENDATION

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

- Subtitle F § 201.4, the Inclusionary Zoning Density Requirements. (additional density from developments voluntarily using IZ must be reviewed by the Board of Zoning Adjustment) pursuant to Subtitle X § 901.2.

### III. OFFICE OF PLANNING ANALYSIS

#### A. 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. Even with the additional density allowed under IZ at the rear of the existing building, the proposed addition continues to

meet the bulk development standards for the zone. 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 addition would add 0.21 FAR to the existing building 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. Thus, the additional density for the IZ units should not adversely impact neighboring properties.

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

The proposal continues to satisfy the requirements for new residential developments in the RA-1 zone pursuant to Subtitle U § 421 and Subtitle X § 901.2, as provided in the OP staff report contained as Exhibit 21.