

1206 Eastern Avenue NE

BZA Case No. 21433

Board of Zoning Adjustment Hearing
June 10, 2026

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Land Use Attorney and Agent for the Applicant

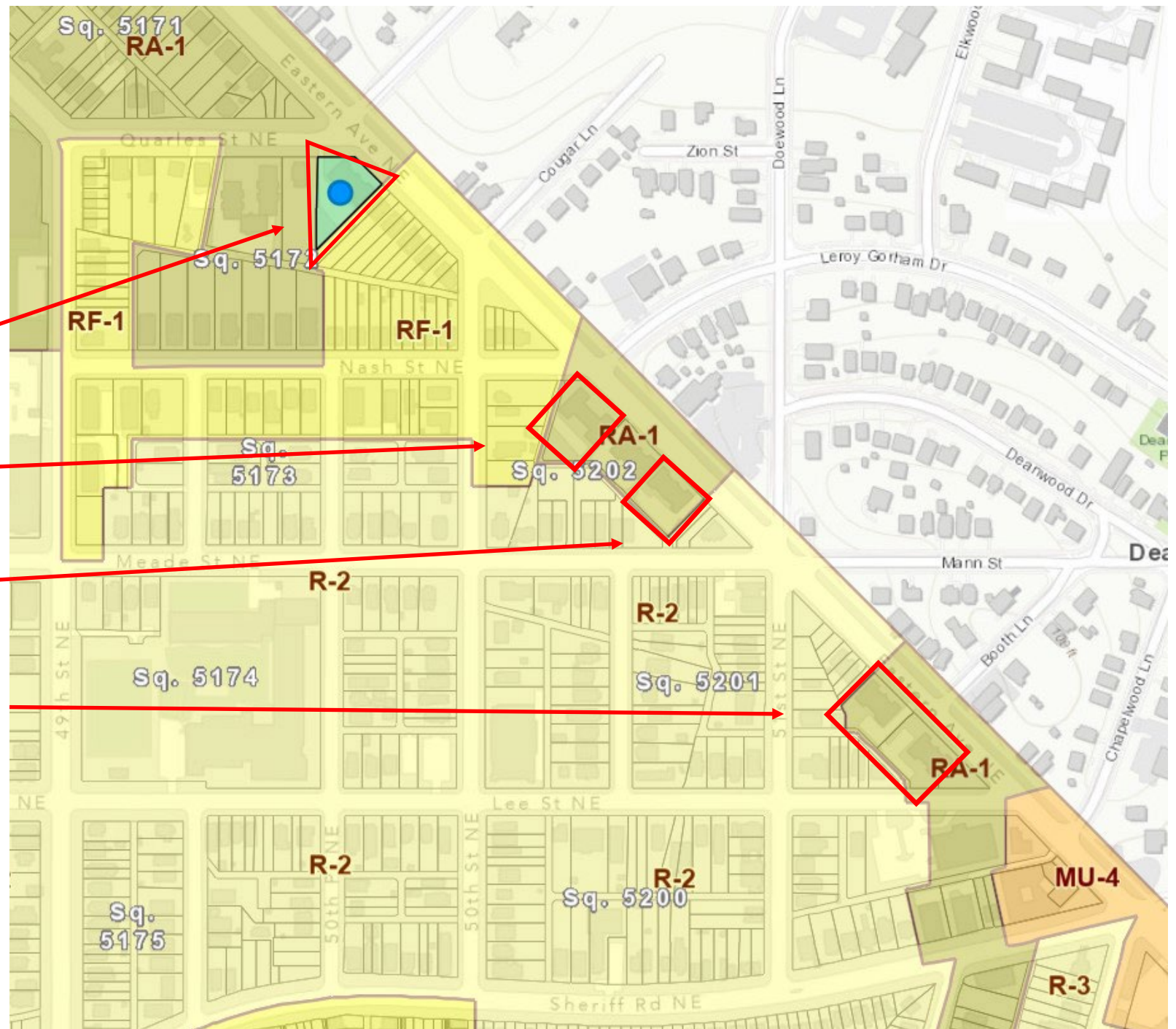
Matthew Medvene
District Line Development

VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21433
EXHIBIT NO. 31

Eastern Avenue Projects – Zoning Map

- 1342 Eastern Ave NE
- 1218 Eastern Ave NE
- 1206 Eastern Ave NE
- 1112-1106 Eastern Ave NE



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)

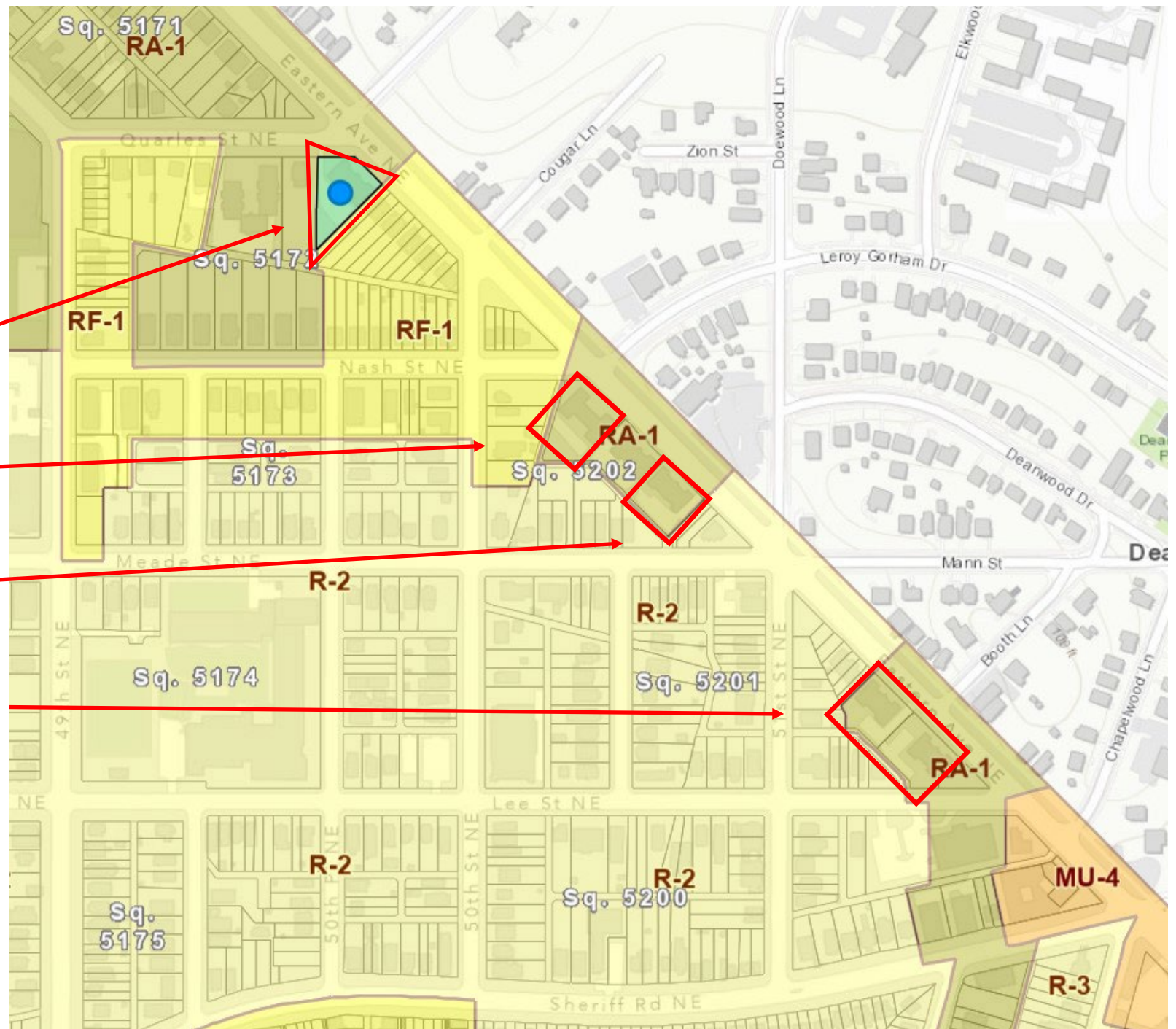


Current Conditions – 1106-1112 Eastern Ave NE (Rear)

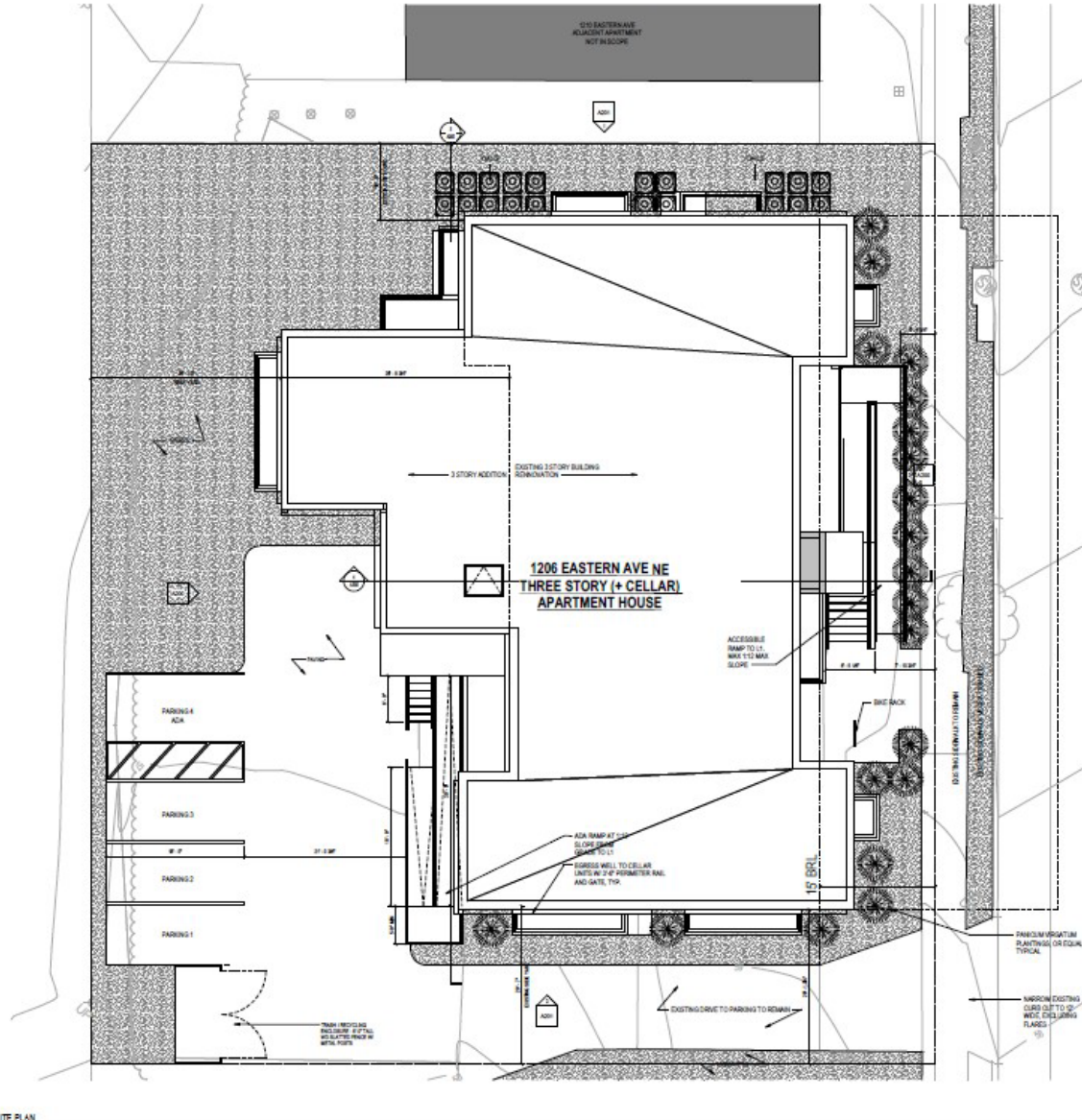


Eastern Avenue Projects – Zoning Map

- 1342 Eastern Ave NE
- 1218 Eastern Ave NE
- 1206 Eastern Ave NE
- 1112-1106 Eastern Ave NE



Proposed Project – 1206 Eastern Avenue NE



- Single lot with 13,200 s.f. of land area.
- Adding 5 units for a total of 15 (including 2 IZ units)
- Raising roof by 4 feet
- Minor rear addition
- 4 parking spaces (meets zoning requirements)
- All construction work is by-right and permitted without BZA relief

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 for a Voluntary Inclusionary Development Pursuant to 11 DCMR, Subtitle F, Section 201.4.
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.

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?

VENABLE LLP