

318 Delafield Place NW

BZA Case No. 21441

Board of Zoning Adjustment Presentation
June 17, 2026

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21441
EXHIBIT NO. 27

318 Delafield Place NW – Zoning Map



318 Delafield Place NW – Aerial Map

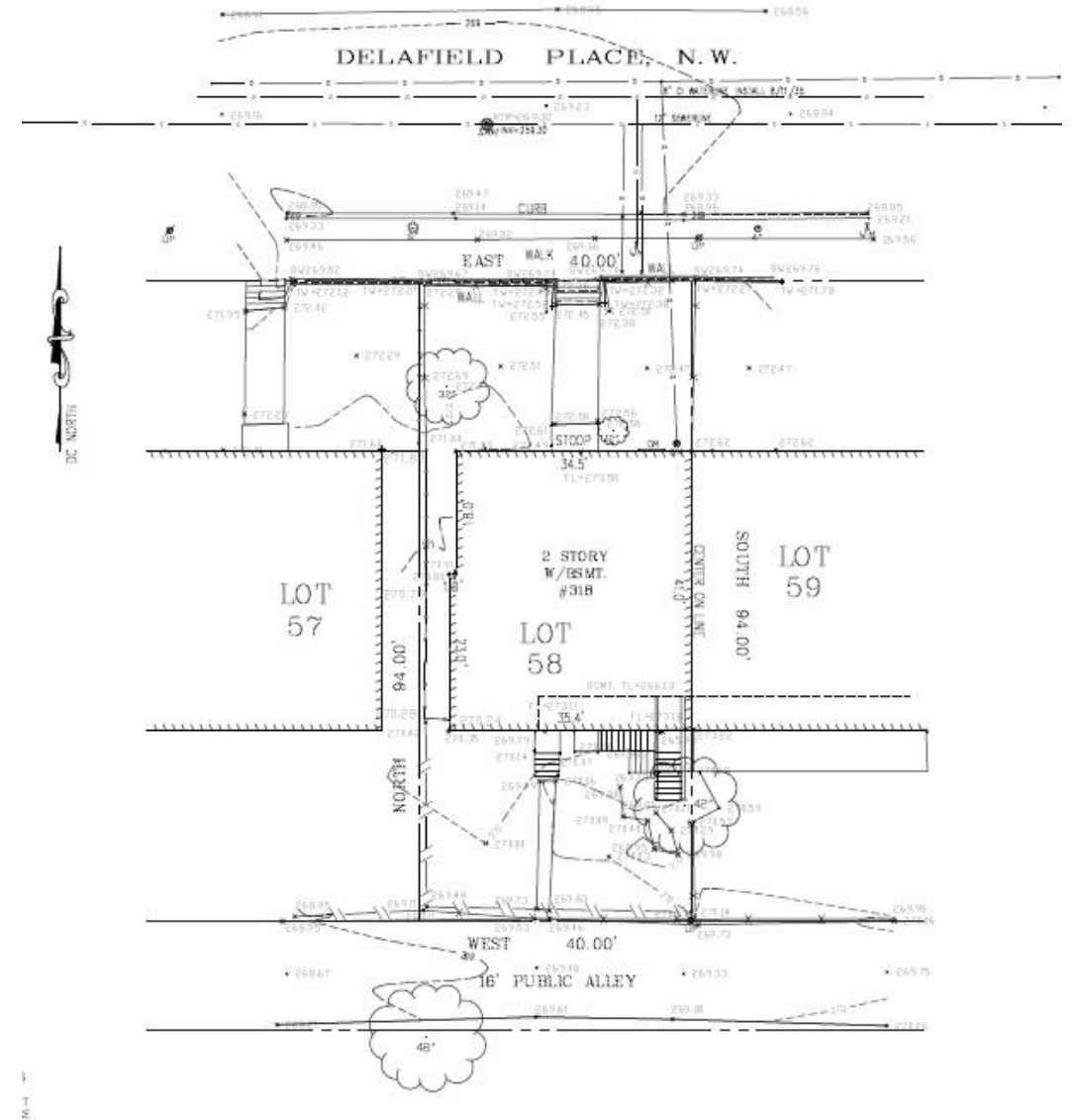


Current Conditions

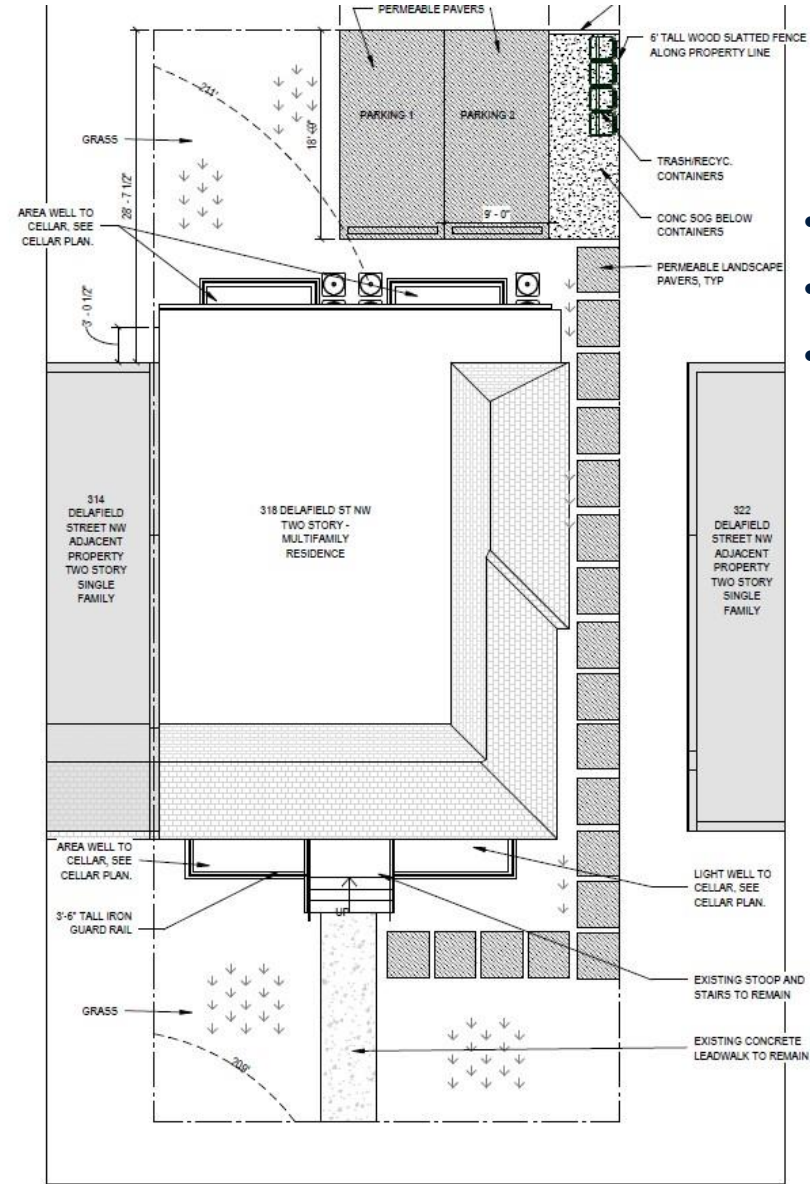
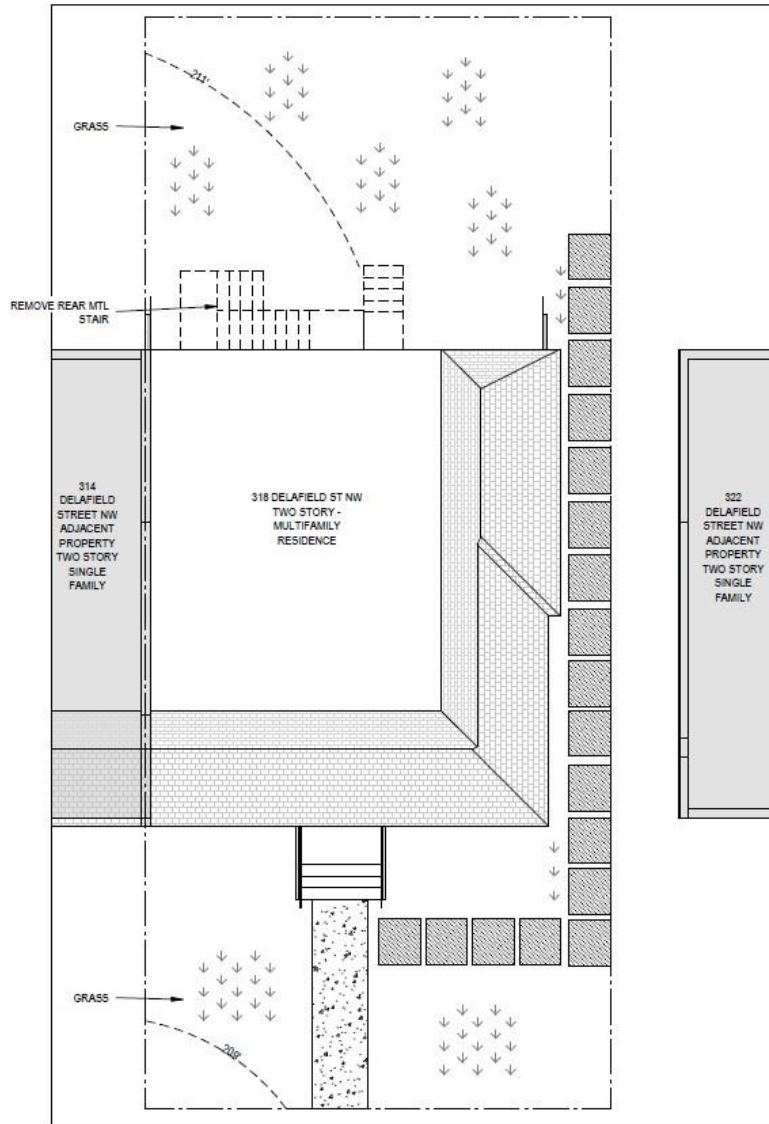


318 Delafield Place NW Survey

- Single lot – 3,760 s.f. of land area
- Zoned RA-1
- Existing two-story semi-detached apartment house with 4 units
- Alley access in the rear



Site Plan – Existing / Proposed



- Minor rear addition – 596 s.f.
- Addition of 2 units
- 2 parking spaces

BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle U, Section 421 to add two units to an existing 4-unit apartment house in the RA-1 zone.
2. 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).
 - Other than a minor rear addition, footprint remains the same – two units will be added. Very little impact on neighboring properties.
 - Apartment and multifamily residential buildings neighbor this project and are common in this neighborhood.

ANC Outreach / OP Support

- Office of Planning recommends approval of the application.
- Applicant reached out to ANC 4D on four occasions, with no response.
- Applicant has not received any concerns or objection from the ANC, neighbors, or the community.