

829-827 Upshur Street NW

BZA Case No. 21490

Board of Zoning Adjustment Presentation
September 23, 2026

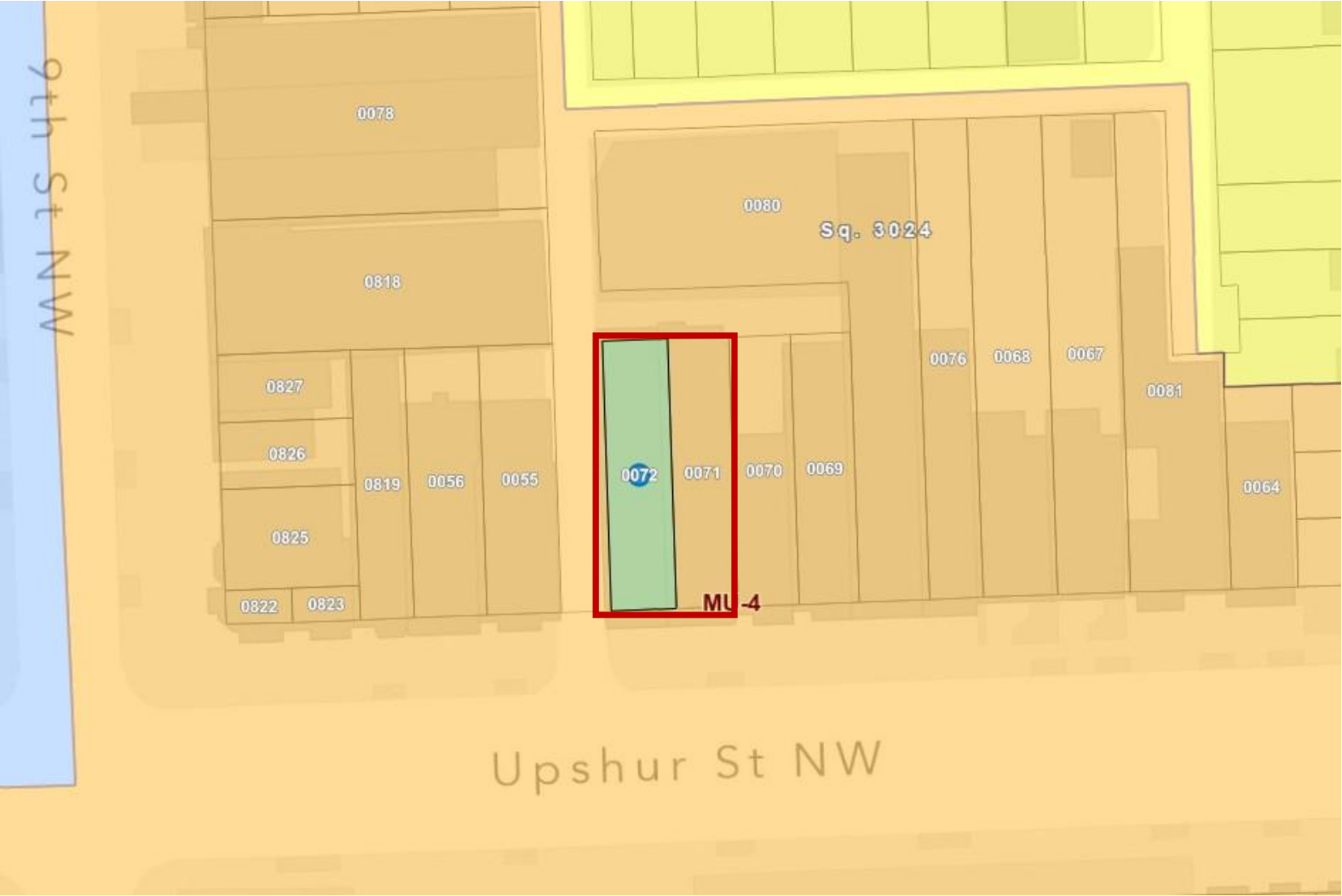
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VENABLE LLP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21490
EXHIBIT NO. 25

829-827 Upshur Street NW – Zoning Map



829-827 Upshur Street NW – Aerial Map

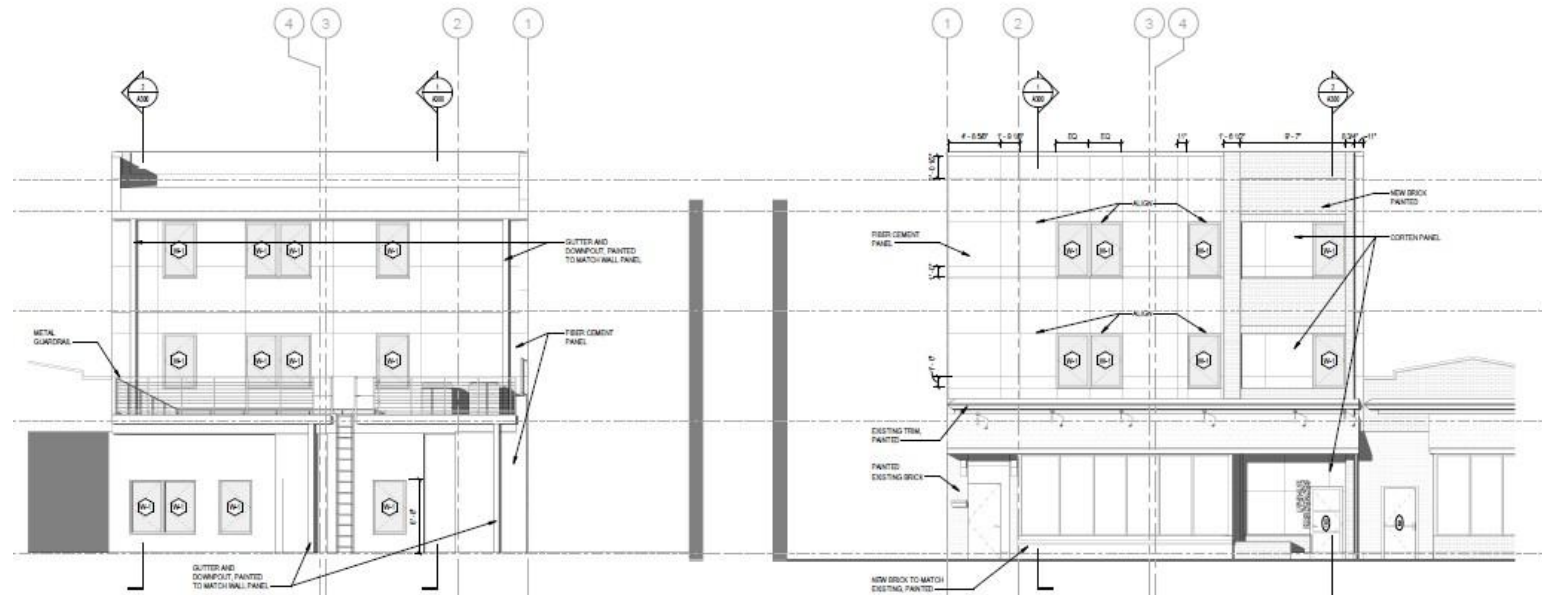
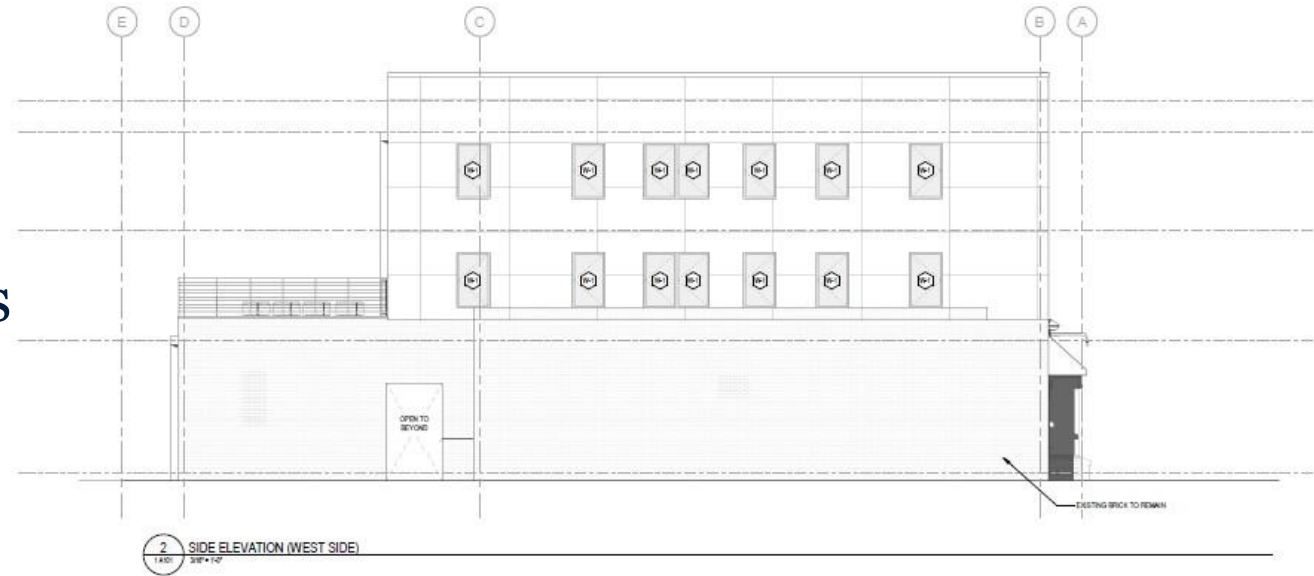


Current Conditions



Proposed Project

1. 3,013 s.f. consolidated lot area
2. Two-story addition - proposed height of 33.9 feet (three stories total)
3. 7 new residential apartment units
4. Retail space remains



VENABLE LLP

Proposed Project – Initial Elevations



Proposed Project – Revised Elevations



VENABLE LLP

BZA Relief Requested

1. Special exception pursuant to 11 DCMR Subtitle G, Section 5200.1 to allow lot occupancy of 75% on floors two and three.
 1. Ground floor already at 99% lot occupancy.
 2. Absent this relief, Applicant would need to build higher with three smaller stories. This would be less efficient and more impactful on the neighborhood and character of this block.
 3. Nearby and neighboring buildings also occupy the full extent of their lots and do not comply with 60% lot occupancy.
2. Special exception pursuant to 11 DCMR Subtitle C, Section 703 to provide relief from the one required parking space.
 1. First floor occupies the entirety of the lot – no space for parking on-site.
3. All other work is by-right and permitted without BZA relief.

Special Exception Standards (Subtitle X, Section 901.2)

- Must be in harmony with general purpose and intent of Zoning Regulations.
 - The MU-4 zone is intended to permit moderate-density mixed-use development, provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core, and be located in low- and moderate-density residential areas with access to main roadways or rapid transit stops, and include office employment centers, shopping centers, and moderate bulk mixed-use centers
 - Other than lot occupancy, rear yard, and parking, which are already non-conforming on these lots, the project will meet all development standards of the MU-4 zone.

Special Exception Standards (Subtitle X, Section 901.2)

- Will not adversely affect neighboring property (light, air, privacy).
 - The proposed building is generally consistent in its volume, height and density with neighboring properties.
 - Lots will be consolidated and the two buildings will be connected.
 - New housing will be created for the community.
 - Only one parking space is required – relief from this one space will not adversely affect neighboring properties.
 - Properties are located in close proximity to the Georgia Avenue-Petworth Metro station as well as Metrobus stops along Georgia Avenue NW and a Capital Bikeshare station.

Community and OP Support

- The Applicant team met with and presented on multiple occasions to ANC 4C.
- ANC 4C voted to support the project.
- Office of Planning recommends approval of the Application.