District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Michael Jurkovic, AICP, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Director Development Review

DATE: September 4, 2026

SUBJECT: **PRELIMINARY REPORT** - BZA Case 21509 — Special Exceptions to permit the development of new multiple dwelling unit buildings in the RA-1 zone at 799 Buchanan Street, NE.

The applicant for this case is requesting relief from the zoning regulations to facilitate a New Residential Development in the RA-1 Zone with a total of 12 buildings with 80 townhouse-style dwelling units. The Office of Planning (OP) has met with the applicant and are supportive of this proposal. However, as we continued to assess the application, OP requested that the Applicant provide the following information to complete our review which we have not received to date:

- Zoning Self-Certification(s) for the desired theoretical lots;
- Typical elevations for the 7-unit building configuration (Buildings 1, 3, 4, 6, 7, 9, 10, and 12);
- Typical floor plans for either each unit type – or – typical floor plans for both the 6-unit and 7-unit building. Both of which should include the roof level floor plans for the typical side elevation shown in Exhibit 25A1, pg. 9, or as revised;
- Revised site plans showing the completed portion of the private road;
- Revised plans showing the relocated maple Heritage Tree at its final location and/or other updates pertinent to said tree; and
- Approximate IZ set-aside calculations.

OP will submit a supplemental report with analysis and recommendation prior to the BZA Public Hearing.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21509
EXHIBIT NO. 28