

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**



February 10, 2026

To the Parties in Appeal No. 20191 of DC for Reasonable Development:

This letter is being sent to you on behalf of the Board of Zoning Adjustment (“Board” or “BZA”) because you are parties in this case. This appeal was submitted on October 15, 2019 by DC for Reasonable Development appealing the decision made on August 16, 2019 by the Zoning Administrator, Department of Consumer and Regulatory Affairs, to issue demolition permit D1600814, to permit the demolition of several aspect of the McMillan Sand Filtration Site, and from the decision made on August 27, 2019 by the Zoning Administrator, Department of Consumer and Regulatory Affairs, to issue foundation permit FD1800040 to permit the foundation of a new community center in the RA-2 Zone at premises 2940 North Capitol Street N.W. (Square 3128, Lot 800).

Following a public hearing, the Board voted on September 16, 2020 to deny the appeal. Because a majority of the current Board members did not personally hear the evidence in this case, this Proposed Order is being provided to the parties to afford you an opportunity to present written exceptions and argument, pursuant to D.C. Official Code § 2-509(d).

Written exceptions must be filed with the Office of Zoning, and served upon the other parties, no later than 5:00 p.m. on February 25, 2026 Filings can be submitted by email to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov). No replies to the exceptions will be accepted.

Questions should be addressed to Keara Mehlert, Secretary to the Board of Zoning Adjustment, at (202) 727-6311, or [keara.mehlert@dc.gov](mailto:keara.mehlert@dc.gov).

Regards,

A handwritten signature in blue ink, appearing to read 'S.A. Bardin', written over a horizontal line.

**SARA A. BARDIN**  
**Director, Office of Zoning**