

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



March 27, 2026

To the Parties in Application No. 21017:

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 application was submitted on September 1, 2023 by Philip H. Bishop for a use variance from Subtitle U § 600.1(f)(1) and an area variance from the height requirements of Subtitle D § 5100.1 and for a special exception under Subtitle D § 5201 from the side yard requirements of Subtitle D § 5100.1(d) to allow a new two-story detached building for use as a principal dwelling on an alley lot in the R-1B zone at premises 2229 Rear Bunker Hill Road, N.E. (Square 4239, Lot 64).

Following a public hearing, the Board voted on March 6, 2024 to deny the application. 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 April 10, 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