

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



March 19, 2025

**BZA Memo File:**

**Re: BZA Application No. 21226 of Alexander-Benons, LLC**

At the Virtual Public Hearing of March 19, 2025, the Board of Zoning Adjustment **denied** the late **Request for Party Status in Opposition** from **Mark Stilp**.

The Board heard the merits and **continued** its hearing procedures to a **LIMITED SCOPE VIRTUAL PUBLIC HEARING** on **WEDNESDAY, APRIL 9, 2025** through **Webex** beginning at 9:30 a.m. The record is closed except for the following:

**Due by Friday, March 28, 2025**

**From the Applicant:**

- Optional design alternative to the proposed penthouse and enclosed stairwell
- Provide the amount square footage of the roof deck as currently proposed versus what the square footage of the roof deck would be if it met the setback requirements; and
- proposed alternative means of access (if proceeding with the penthouse)

**Due by Friday, April 4, 2025**

**From the Office of Planning:** Supplemental OP report including clarification of the setback requirement(s) of C § 1504.1(b) and what parts of the building they are applicable to - penthouse, penthouse railing, 3<sup>rd</sup> floor, etc.

**From ANC 5D:** ANC Response

Please serve filings on parties to the application. To submit to the Board, documents can be filed directly into the case record through IZIS or, if you have technical difficulties, they can be submitted by email to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov). Filings are accepted until 24 hours before the hearing session begins (i.e. by 9:30 am on Tuesday, April 8<sup>th</sup>). Please see the Office of Zoning website for information on signing up in advance to testify, and for Webex access information: <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>.

If you have questions, please contact the Office of Zoning at 202-727-6311.

Sincerely,

**KEARA MEHLERT**

Secretary, Board of Zoning Adjustment  
Office of Zoning