



Ileana Schinder <ile@ileanaschinder.com>

Re: Zoom Meeting

1 message

Bernard Guzman <bguz824@gmail.com>

Wed, Sep 17, 2025 at 11:55 AM

To: "Ileana Schinder, PLLC" <ile@ileanaschinder.com>

Cc: wclifestyle@aol.com, Shannon Guzman <sggrev@gmail.com>, Timothy Thomas <txthomas2202@gmail.com>

Charlotte and Commissioner Thomas--Since you are unable to make the call this evening, I would like to follow up to see if you all can do either 9/24 at 5pm or 9/25 at 4:30pm. Please advise if either of those times work.

Commissioner Thomas, please feel free to review and distribute the below email to any concerned neighbors. Also, I would like to request the matter be included as an agenda topic for an upcoming ANC meeting and if you would please advise on the time, date and location of ANC meeting (if in person).

Hello Commissioner Thomas,

I hope this email finds you well. I am an owner at [4826 Eastern Ave NE](#) and am reaching out to briefly describe the proposed project, which is set to be reviewed by the Board of Zoning Adjustment (BZA).

I am planning to build a single-story Additional Dwelling Unit (ADU) located at the rear of the property (square 4175, lot 0039). Currently, in the location of the proposed ADU, resides an existing garage which will be demolished. The purpose of the ADU is to provide living accommodations for a family member, but I understand there are concerns about how this building may impact the surrounding neighborhood and alleyway.

Within the code requirements referenced below, you will see that our proposed accessory building will adhere to restrictions and regulations set in place and no more than 2 modifications will be made under the BZA exemption process. The proposed building will not be seen from the street and will not cause visual obstruction to neighbors, and permanent access will be provided through existing side setbacks between properties.

The following perversions per the code (reference [Subtitle U, Section 253](#)):

253.2 - An accessory apartment shall be permitted in a principal dwelling or an accessory building as a matter of right in the R zones, except the R-19 or R-20 zones, subject to the provisions of this section.

253.3 - An accessory apartment proposed in an accessory building not meeting the conditions of Subtitle U § 253.8 shall be permitted as a special exception if approved by the Board of Zoning Adjustment, subject to the provisions of this section.

253.8 - An accessory apartment in an accessory building in an R zone, except the R-19 and R-20 zone, shall be permitted as a matter of right subject to the following conditions:

- a. There shall be permanent access to the accessory building apartment;
- b. The dwelling use of the accessory building shall be coterminous with the permanent access;
- c. The permanent access shall be provided by one (1) of the following:
 - i. A permanent passage, open to the sky, no narrower than eight feet (8 ft.) in width, and extending from the accessory building to a public street through a side setback or shared recorded easement between properties;
 - ii. Through an improved public alley with a minimum width of twenty-four feet (24 ft.) that connects to a public street; or
 - iii. The accessory building is within three hundred feet (300 ft.) of a public street accessible through an improved public alley with a minimum width of fifteen feet (15 ft.);
- d. An accessory building that houses an apartment shall not be used simultaneously for any accessory use other than as a private vehicle garage, an artist studio, or storage for a dwelling unit on the lot;
- e. An accessory building that houses an apartment shall not have a roof deck; and
- f. An accessory apartment proposed within an accessory building that does not meet the conditions of this section shall be permitted as a special exception if approved by the Board of Zoning Adjustment under Subtitle X, and subject the following conditions:

Board of Zoning Adjustment
District of Columbia
CASE NO. 21364
EXHIBIT NO. 41

- i. The accessory building shall be located such that it is not likely to become objectionable to neighboring properties because of noise, traffic, parking, or other objectionable conditions; and
- ii. Evidence that there are adequate public utilities for the health and safety of the residents.

253.10 - Not more than two (2) of the requirements specified in this section may be modified or waived by the Board of Zoning Adjustment subject to the following limitations:

- a. The owner-occupancy requirement of Subtitle U § 253.5 shall not be waived in any R zones;
- b. Subtitle U § 253.6 shall not be modified or waived in the R-19 or R-20 zone; and
- c. Any modification(s) approved shall not conflict with the intent of this section to maintain a single household residential appearance and character in the R zones.

Sincerely,

Bernard Guzman
bguz824@gmail.com

On Mon, Sep 15, 2025 at 5:59 PM Bernard Guzman <bguz824@gmail.com> wrote:
 Charlotte--We could also do the original options below.

- Sept 24 @ 5pm
- Sept 25 @ 4:30pm

On Mon, Sep 15, 2025 at 5:53 PM Bernard Guzman <bguz824@gmail.com> wrote:
 Hi Charlotte--Will call you shortly. Looking back at the emails, it looks like you selected Wednesday (September 17 at 5:30pm). Please refer to your email from September 10 at 5:08pm.

I would prefer my architect also attend. Is there any reason we can't just be on the agenda for the Wednesday meeting with QCCA and the ANC to discuss the project? Do we need to have a separate meeting?

-Bernard Guzman

On Mon, Sep 15, 2025 at 5:36 PM Ileana Schinder, PLLC <ile@ileanaschinder.com> wrote:
 Ps: i am not available on the 16th due to a school event.
 If the homeowner is confident they can verbally present, i'm ok with it.
 All unanswered questions can be addressed by me, in writing a day after they are issued to us. Thank you for understanding.
 Ileana
 Pardon per le typo. Sent from a iphone.

On Sep 15, 2025, at 5:03 PM, wclifestyle@aol.com wrote:

Bernard,

Based on the calendar that was emailed last week, the meeting is supposed to be on Tuesday September 16 at 5:30 by zoom. I have scheduled the zoom and I am waiting to receive the email addresses from interested neighbors in the 4800 block. Why has your architect set up a zoom for Wednesday? I have a major conflict on Wednesday. This is a Queens Chapel and ANC meeting.

Please call me on my home number at 202 526-2287.

Thanks,

Charlotte Lewis

On Monday, September 15, 2025 at 09:30:18 AM EDT, Ileana Schinder <ile@ileanaschinder.com> wrote:

Hi Bernard,
 how are you? At the moment I have set up a meeting for September 17th @ 5:30pm.
 For the time being, I will set a google meet link for everyone invited to join in. Google meet works exactly like Zoom so there shouldn't be any problems for people to click and join.
 To all, once you receive the invitation from my calendar, please make sure you forward it to all individuals that have expressed interest in this project. All questions will be answered verbally and/or with corresponding follow ups in

writing.
Looking forward to e-meeting everyone!
ileana

On Sun, Sep 14, 2025 at 8:35 PM Bernard Guzman <bguz824@gmail.com> wrote:
Good evening Charlotte--Has a zoom link/invite gone out? I haven't seen it come across my inbox.

Thanks,

Bernard Guzman

On Wed, Sep 10, 2025 at 6:35 PM wclifestyle@aol.com <wclifestyle@aol.com> wrote:

Ok, I will schedule the zoom and send to everyone.

Charlotte

On Wednesday, September 10, 2025 at 06:18:34 PM EDT, Bernard Guzman <bguz824@gmail.com> wrote:

works for me.

-Bernard Guzman

On Wed, Sep 10, 2025 at 5:08 PM wclifestyle@aol.com <wclifestyle@aol.com> wrote:

Good evening Ileana, Bernard, Shannon and Timothy,

I recommend that we meet by zoom on Wednesday September 17 at 5:30 pm. Please confirm if that day and time are good for everyone and I will schedule the zoom.

Sincerely,

Charlotte Lewis

On Wednesday, September 10, 2025 at 03:53:02 PM EDT, Ileana Schinder <ile@ileanaschinder.com> wrote:

If you are unable to see the calendar, here is the detail of the available dates and times.
Please let us know ASAP which one is the best so I book it for the association.
Thank you for your attention to our case,
ileana schinder

- Sept 17 @ 5pm
- Sept 17 @ 5:30pm
- Sept 18 @ 5pm
- Sept 24 @ 5pm
- Sept 25 @ 4:30pm

On Wed, Sep 10, 2025 at 3:20 PM wclifestyle@aol.com <wclifestyle@aol.com> wrote:

The calendar that you sent is completely blank. What date and time are you available after 4:30 pm?

Charlotte Lewis

On Wednesday, September 10, 2025 at 03:12:24 PM EDT, Ileana Schinder <ile@ileanaschinder.com> wrote:

No worries, Charlotte.
See below for my availability for a meeting after 4:30pm. Click on one and the time is yours.
Looking forward to our chat,
ile

Here are some times that I'm available. Please click a time that works for you in the image below, and calendar invitations will be sent to both of us.

[View in browser](#)


Eastern Time

Change

Overlay your calendar

	Wed Sep 17	Thu Sep 18	Fri Sep 19	Mon Sep 22	Tue Sep 23	Wed Sep 24	Thu Sep 25
10 AM							
11 AM							
12 PM							
1 PM							
2 PM							
3 PM							
4 PM							
5 PM	Choose	Choose				Choose	Choose
6 PM	Choose						

Last updated 2 seconds ago

 Boomerang

One-click calendar scheduling without leaving your email

On Wed, Sep 10, 2025 at 12:14 PM wclifestyle@aol.com <wclifestyle@aol.com> wrote:
Good afternoon Ileana,

I am a teacher and do not get home before 4:15 pm. Therefore, all of the times that you have proposed will not work. The earliest time the Zoom meeting can start will be 5:00 pm.

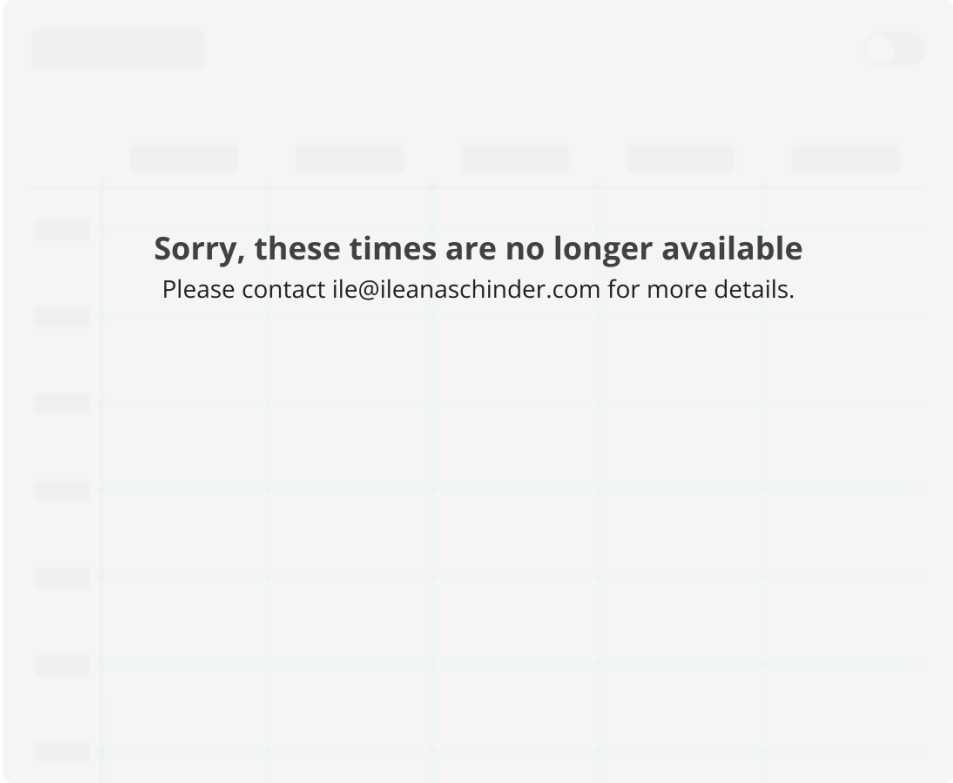
Please advise,

Charlotte Lewis

On Wednesday, September 10, 2025 at 10:43:29 AM EDT, Ileana Schinder <ile@ileanaschinder.com> wrote:

Hi Charlotte,
how are you? Nice to e-meet you!
See below for my availability for a zoom meeting (it's google meet but similar software) click on one and the time is yours. These times will be available to you for 24 hours. Some of the slots may be given to others after that.
I need about 8-10 minutes to present the project and we can allow the rest of the time to answer questions. Also, feel free to collect questions from your neighbors in writing and we'll answer them in the same manner.
Looking forward to our call,
ileana

Here are some times that I'm available. Please click a time that works for you in the image below, and calendar invitations will be sent to both of us.



On Wed, Sep 10, 2025 at 10:35 AM Bernard Guzman <bguz824@gmail.com> wrote:
Good Morning Charlotte—Am adding Ileana Schinder (the architect) to check her availability.

On Wed, Sep 10, 2025 at 10:33 AM wclifestyle@aol.com <wclifestyle@aol.com> wrote:
Good morning Bernard,

I just spoke to 5A02 ANC Commissioner Timothy Thomas about scheduling a zoom meeting to discuss the proposed building project on your property at 4632 Eastern Avenue NE. According to the zoning commission application, the project will involve a "detached accessible apartment." The zoom will be an opportunity for the architect to show the plans and for interested neighbors to ask questions.

I can set up the zoom and send it to the interested neighbors but will need to know the date and time.

Sincerely,

Charlotte

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