October 26, 2026

Michelle Pourciau, Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: BZA Case No. 21510 – Opposition to Proposed Community Center, Pool, and Tennis Courts at 2325 Porter Street NW (Square 2224, Lots 4, 823, and 826)

Dear Chairperson Pourciau and honorable Members of the Board:

We are the officers of the Rock Creek Glen Community Association, which is a non-profit community association. Our members include the households on Williamsburg Lane, N.W., Quebec Street, N.W., and the private gravel road off of Porter Street, N.W. We previously have submitted comments with the BZA (July 28, 2026) and the ANC in opposition to the Applicant's request for a special exception for the proposed private club at 2325 Porter Street, NW.

There are 20 households who are members of the Association. As we informed the ANC Commissioners at the meeting on October 21st, of those 20 households, 19 are opposed to the special exception and 1 household remains undecided (pending further information and clarification). The Updated Conditions of Approval have not mitigated the concerns of the 19 opposing households.

Although there are a number of reasons that the directly affected households oppose the special exception for the private club, the most common concerns being voiced are those regarding three basic categories: the intensive use and operation of the property, noise, and traffic/safety.

- The use of the gravel road for deliveries and drop-off by car services which will cause significant safety issues (the gravel road is narrow, a dead-end, has no sidewalks, and is the only pedestrian and vehicle access for the residents on the gravel road). This could be particularly hazardous if events are held at the private club with significant number of people arriving or leaving at the same time, potentially after dark and after alcohol has been served.
- The constant noise and other negative impacts on the neighboring homes resulting from hundreds of people using the private club for 15 hours a day, 6 days a week
    - Currently there is a pool and a tennis court on the property. The proposed private club will expand the current recreational facilities, including an additional tennis court, the addition of 2 padel cages, expansion of the pool, the addition of other "aquatic amenities", as well as a gym, changing rooms, indoor meeting space, and a café. During the summer months, the outdoor recreational facilities will be in use from 8 am to Sunset.
    - There is no limit on how many members or their guests may use the private club at any time.
    - The private club will allow an unlimited number of events for 49 people and proposes 2 buffet dinners each week for 100 people.

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    - This has raised concerns regarding the trash that will be generated by these intensive activities.
- Concerns regarding club members and their guests parking on Williamsburg Lane and Porter Street.

Respectfully,

Roshanak Ameli-Tehrani (President, Rock Creek Glen Community Association)

Edgar N. James (Secretary, Rock Creek Glen Community Association)

Patricia J. Sweeney (Treasurer, Rock Creek Glen Community Association)