
FW: Opposition to Proposed Private Club Use at 2325 Porter Street NW (Square 2224, Lots 0003/0004)

From Bardin, Sara (DCOZ) <sara.bardin@dc.gov>

Date Mon 7/13/2026 2:58 PM

To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

Sincerely,

Sara

Sara Bardin
Director



Office of Zoning | District of Columbia Government

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From: Harriet Tolputt <htolputt@mac.com>

Sent: Monday, July 13, 2026 12:12 PM

To: ANC 3C Office (ANC 3C) <3C@anc.dc.gov>; ATD DCOZ <dcoz@dc.gov>

Cc: Kim H <kimpho@gmail.com>

Subject: Re: Opposition to Proposed Private Club Use at 2325 Porter Street NW (Square 2224, Lots 0003/0004)

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Dear ANC and Zoning

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 15

We are residents and property owners in the immediate vicinity of Greystone, the house at 2325 Porter Street NW. Our home is on Williamsburg Lane, which will be immediately impacted by extra traffic and parking. We write to oppose the proposed conversion of that property to a private club or other non-residential use. Our two year old daughter and other neighbourhood children play on what is now a quiet street, and the club would attract cars that would park on Williamsburg lane. The proposal states that members would be discouraged from parking on the lane, but there would no effective way to police this, and it would not stop the traffic itself - of members use lift services.

The property at 2325 Porter St NW sits in an R-1-A zone, the District's lowest-density residential designation, limited to detached single-family homes and their customary accessory uses. We understand the prospective purchaser intends to operate a private membership club. Such a use is not permitted as a matter of right and would require relief from the Board of Zoning Adjustment. We wanted to share our opinion with you and request being kept updated of the processes and opportunities to further object the development. Please be aware that we oppose any conversion of 2325 Porter Street to a private club for numerous reasons. Our opposition includes, but is not limited to, the following grounds, each of which goes to the heart of what the Board must find before it can approve a use of this kind:

1. The proposed club would not have a neighborhood-serving use. The proposed operation would serve a private membership, not the residents of this neighborhood. It is difficult to see how an exclusive members' club, drawing participants from across the city and possibly even Maryland, is reasonably necessary or convenient to the immediate residential community in which it would sit, or how it advances the social welfare of this neighborhood as opposed to the interests of its members. The Club would be prohibitively expensive for most local residents and in no way comparable to the local Cleveland Park Club.
2. We understand the club intends to provide food, beverages, and event services to its members and guests. Whatever the arrangement is called, the provision of food and drink for consideration is a commercial activity, and it is not the kind of quiet, non-commercial use contemplated for this zone. This would attract rats to a currently rat free residential area.
3. Member, guest, event, and delivery traffic would far exceed that of the single-family home that exists there now, on streets and shared private access ways built for residential use. We do not believe the site can accommodate that demand without substantial adverse impact on the surrounding neighborhood. The impact of traffic on our property would be the greatest because of the proximity of 2325 Porter to our house.
4. Gatherings, functions, and extended/weekend operating hours associated with a private club are objectionable in a residential zone and would disrupt the quiet enjoyment of our home and the other homes around it. The proposed use would also disrupt the quiet enjoyment of visitors to Rock Creek Park, with which 2325 and our house share a boundary.
5. The property is part of a designated historic landmark, recognized by the Historic Preservation Review Board precisely because these residences and their grounds function together as a "harmonious rural enclave" within the city, defined by open landscaped settings and carefully

controlled vistas. A membership club cannot operate without parking and maneuvering substantial vehicular traffic on these grounds, together with the paving, lighting, and screening that entails. That intrusion is fundamentally incompatible with the rural, landscaped character the landmark designation exists to protect, and it cannot be reconciled with the requirement that parking and traffic be arranged so as not to harm the neighborhood or the site. The very features that make this property historic are the features a club use would destroy.

We respectfully request that the Commission advocate and voice these concerns and opposition. We appreciate the Commission's continued stewardship of our neighborhood, and welcome the opportunity to present additional information to you.

Harriet Tolputt
3524 Williamsburg Lane