
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)

From fcs9@aol.com <fcs9@aol.com>

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July 27, 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 residents and property owners at 2327 Porter Street NW, whose property shares the private access road with 2325 Porter Street NW (the "Property"). We have lived in the neighborhood for 45 years. We submit this letter in opposition to BZA Application No. 21510.

The Applicant, the Rock Creek Club, seeks special exception approval under Subtitle U § 203.1(d) and Subtitle X § 901.2 to operate a privately run community center, pool, and tennis courts at the Property. To approve the application, the Board must find, among other things, that the use is organized exclusively for the promotion of the social welfare of the neighborhood, is reasonably necessary or convenient to that neighborhood, will not likely become objectionable because of noise or traffic, and will not tend to adversely affect neighboring properties. I do not believe the application makes those showings.

Our property is at the entrance to the private access road. At present the private road is used by 5 families. Converting the Property into a commercial business entertaining 270 families will significantly increase the traffic and cause noise and trash.

1. The proposed club is not shown to be organized exclusively for the social welfare of the neighborhood in which it would be located. The application defines the neighborhood broadly to include areas within one mile of the Property and all of ANC 3C, including portions of several communities on both sides of Rock

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District of Columbia
e/areas within
both sides of Rock

Creek Park. It proposes up to 250 memberships, plus 20 memberships reserved for nearby residents. The application does not explain why a dues-paying club serving this broad membership area should be treated as a facility organized exclusively for the social welfare of the immediate residential neighborhood surrounding the Property.

2. The application does not establish that the proposed use is reasonably necessary or convenient to the neighborhood. It asserts that residents within its proposed one-mile service area lack a comparable private gathering space but does not provide evidence of unmet neighborhood demand or explain why an additional private club serving up to 270 families that apparently will only be accessed by bike or on foot is reasonably necessary or convenient to the neighborhood.
3. The proposed club would accommodate up to 270 memberships, together with members' guests, employees, vendors, deliveries, rideshare trips, and event traffic, while providing only approximately 14 on-site parking spaces. The Applicant's proposed solution is not to accommodate that demand on the Property, but to restrict most members from using the private roadway, direct pickup and drop-off activity to Porter Street, and merely discourage parking on Williamsburg Lane. Those measures do not reduce the traffic generated by the club; they shift the resulting congestion, curbside activity, and spillover parking onto the surrounding residential streets, while employees, vendors, and certain privileged members would continue to use the private roadway shared with neighboring homes. Given the scale of the membership and the limited parking available, these impacts are inherent in the proposed operation and would materially exceed the traffic associated with the longstanding residential use of the Property.
4. The club proposes to operate from 7:00 a.m. until 10:00 p.m. and would include a café and bar, gathering and coworking spaces, fitness uses, a pool, tennis/padel courts, and special events. The resulting noise would not be limited to amplified events, but would include the regular arrival and departure of members and guests, outdoor recreation, deliveries, trash collection, and activity associated with food and beverage service. That level of daily activity, extending from early morning through late evening, is incompatible with the quiet residential character of the surrounding homes and the Greystone Enclave.
5. The proposed club would adversely affect the historic and residential setting of the Greystone Enclave. The Property and surrounding homes were designated together because of their relationship to the landscape and their character as a harmonious rural enclave. The regular arrival of members, guests, employees, vendors, and rideshare vehicles, along with extended hours, events, lighting, parking, and deliveries, would fundamentally change that setting and interfere with the quiet use and enjoyment of neighboring homes.
6. This is a residential area. During the 45 years that we have lived here, the adjacent properties were used as private residences. The application will change the neighborhood from residential to commercial by an applicant who regards it as a business regardless of the title he uses.

For these reasons, we respectfully request that the Board deny BZA Application No. 21510.

Respectfully,

Aharon Zer Talma Zer

2327 Porter Street NW, Washington, DC 20008