
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 Patricia Sweeney <psweeney@miats.com>

Date Tue 7/28/2026 12:36 PM

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

Cc Roshanak Ameli-Tehrani <roshanakameli@gmail.com>; Edgar James <enj4742@gmail.com>

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from psweeney@miats.com. [Learn why this is important](#)

July 28, 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 residents and property owners on Williamsburg Lane, N.W., Quebec Street, N.W., and the private gravel road off of Porter Street, N.W. The Association's purpose is to promote social welfare by preserving the stable and serene character of our residential community, which stability and serenity contributes greatly to the quality of life in the District as a whole.

The private gravel road off of Porter Street is shared by a property located at 2325 Porter Street, N.W. This property is known locally as "Greystone." Greystone 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.

The current zoning limits the Greystone's use to a single-family home. The recent purchaser of Greystone has filed an application of exception to change the property's tranquil and harmonious use as a single-family home, and instead convert the property to a private membership club with approximately 270 members. Our understanding is that most of these memberships will be family memberships. If each membership includes only 2 adults and 1 child, this totals 810 family members with continued access to the private club.

It also is our understanding that the initial membership fee will be approximately \$12,000. In addition, there will be considerable monthly fees.

Book of Land Filings
District of Columbia
CASE NO. 21510
EXHIBIT NO. 20

Among other amenities, the private club plans to offer: a larger swimming pool than is currently on the property, lap pool, and other “aquatic amenities” such a children’s pool, cold plunge, and/or hot tub; one or more tennis courts; other outdoor sports; fitness center; children’s play space; as well as indoor club space to be used for various club activities, classes and used by members for parties and other events; a lounge; a cafe; and potentially day camps. The club plans to obtain a liquor license. If obtained, it would sell liquor in the cafe and serve alcohol at events. The application for exception states that the private club will be open from 7 am - 10 pm.

We oppose the Application of Rock Creek Club – BZA Application No. 21510 (“Application”) . 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. We do not believe the Application supports such findings.

We are opposed to this exception (or any other non-residential/commercial use).

There are many reasons why this drastic change in use should not be allowed. They include:

- The proposed club is not organized exclusively for the social welfare of the neighborhood. The Application defines the neighborhood very broadly to included all areas within one mile of Greystone and all of ANC 3C, plus several communities on both sides of Rock Creek Park. A private club with approximately 270 members is not use that is exclusively for the social welfare of the immediate residential neighborhood. Moreover, such a use is inconsistent with the “harmonious rural enclave” that the designated historic landmark status is intended to protect – for the social benefit of the neighborhood and city as a whole.
 - The Application does not show how the private club is either reasonably necessary or convenient to the neighborhood, nor does it show that within the broadly defined neighborhood lacks a comparable private gathering place, nor how such private club with 270 members that, for most members, is only accessibly by bike, foot, or drop off at yet unspecified spot is reaonsably necessary or convenient for the neighborhood.
- A private club at Greystone would severely disrupt the quiet enjoyment of the neighboring homes and visitors to Rock Creek Park with which Greystone and many of our member’s homes share a boundary. Gatherings, functions, and 15 hours of daily operations associated with a private club would create an on-going nuisance in the neighborhood. The Application notes that the “balance of the Property closest to Rock Creek Park will remain wooded and unimproved.” This can only be accomplished by concentrating the private club amenities and activities near the properties of the adjacent neighbors.
 - In addition to the comings and goings 270 members, their families and guests, private club operations would produce significant levels of noise that would make it impossible for the neighboring households to enjoy their own yards or even keep their windows open. Among other sources, this untenable level of noise would result from:
 - The use of the swimming pool, tennis courts, and other outdoor amenities by members, their families, and guests on a daily basis.
 - Music that will be allowed to be played on a daily basis, as well louder amplified music at special club events.
 - Additional lighting would be necessary for night-time use of the property and safety.
- Member, guest, event, and delivery traffic would far exceed that of the single-family home that exists there now and overwhelm the gravel road which is not intended for, and cannot accommodate, traffic beyond what an average household would have. We do not believe the site and the gravel road can accommodate private club operations without substantial adverse impact

on the surrounding neighborhood. This will be the case even if most of the private club members are told that they cannot drive to the private club. Telling members that they cannot drive will not reduce the traffic that will be generated by the private club. It merely shifts the congestion, curbside drop-off activity, spill-over parking onto our neighborhood streets.

- Because it is the only vehicle access to the property, the private club intends to use the private gravel road on a regular basis for:
 - On-going deliveries necessary to supply the club, including caterers.
 - We understand that there may be catered dinners/events on Friday evenings.
 - It is unclear how or where delivery vehicles will turn around.
 - Staff and maintenance workers (who will park on the property)
 - Founding members (who, unlike regular members, will have the privilege of parking on the property). Our understanding is that the Founding members are those who contributed funds to Greystone LLC which owns the property and will lease it to the Rock Creek Club.
 - Members, family, and guests who have mobility issues.
 - The Application is vague regarding the logistics of trash pick-up.
- The private club will provide only 14 on-site parking spaces for this extensive vehicular traffic. It is unrealistic to assume that all members and their guests will walk, bike or take public transportation to the private club.
 - Members will drive and park on neighboring streets that are already subject to congestion from events at Adas Israel.
 - Strongly discouraging members from driving and parking on neighboring streets is unrealistic as a deterrent.
 - This places the residents of our neighboring streets into the unacceptable position of being the parking enforcement for a private membership club.
 - Others will arrange to be dropped off, potentially by Uber or Lyft. It is not clear where and how members and their guests will be dropped off safely at the private club in a manner that will not increase congestion and traffic in our neighborhood nor involve additional vehicles on the private gravel road.

This is only a short list of reasons the proposed club would not promote the social welfare of the neighborhood. To the contrary, it would disrupt the neighborhood, advancing the interests of its members alone – many of whom would not be residents of the neighborhood. It would create significant traffic issues, would have a significant adverse affect on the use and quiet enjoyment of the neighboring properties and is incompatible with the neighborhood the landmark designation exists to protect. Accordingly, we respectfully request that the Board deny BZA Application No. 21510.

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)