

## BZA Case 21349

1 message

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Tue, Nov 18, 2025 at 11:56 AM

To: "Mehlert, Keara (DCOZ)" <Keara.Mehlert@dc.gov>, "Lawson, Joel (OP)" <joel.lawson@dc.gov>

Cc: Ileana Schinder <ile@ileanaschinder.com>, "Wabi, Fatima (DOB)" <fatima.wabi@dc.gov>, "Beeton, Kathleen (DOB)"

<kathleen.beeton@dc.gov>

Good morning Keara and Joel, hope you are well.

I am reaching out regarding BZA Case 21349. This was a self-certified application for a new, detached, two-story, accessory building for use as a principal dwelling unit in the rear yard of an existing two-story row dwelling in the RF-1 zone. The Board granted the following relief:

- Special Exception from the minimum vehicle parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2 (1 required, 1 existing, 0 proposed); and
- Special Exception under the accessory building requirements of Subtitle U § 301.1(e), pursuant to Subtitle X § 901.2.

In completing our review of the pending building permit application, B2504028, we have identified that additional relief is required for the access requirements as the proposed principal dwelling unit is on an alley measuring 10 feet in width and does not comply with the permanent access requirements in U-301.1(c)(4).

Unfortunately, this wasn't flagged during the initial zoning permit review or during the BZA hearing. [@Mehlert, Keara \(DCOZ\)](#), what is the fastest path forward for Ms. Schinder and her client. If they submit a request to modify the existing case, would it be possible to get this on an agenda sooner rather than later?

Thank you, Elisa

**Elisa Vitale, AICP** | Deputy Zoning Administrator

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