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## RE: BZA Case 21349

1 message

**Mehlert, Keara (DCOZ)** <Keara.Mehlert@dc.gov>

Tue, Nov 18, 2025 at 1:13 PM

To: "Vitale, Elisa (DOB)" <elisa.vitale@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>

Hi Elisa and all,

Given that the application would be adding new relief, it would need to be filed as a modification with hearing. This requires meeting the 40 day notice requirements of Subtitle Y 402. BZA staff can certainly prioritize the review of the new modification application once filed and would do our best to schedule for the soonest possible hearing date.

Since there is a pending building permit, would DOB be providing a referral memorandum for the accessory building access relief?

Thank you,

**Keara Mehlert, AICP**  
**Secretary to the Board of Zoning Adjustment**

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**From:** Vitale, Elisa (DOB) <[elisa.vitale@dc.gov](mailto:elisa.vitale@dc.gov)>  
**Sent:** Tuesday, November 18, 2025 11:56 AM  
**To:** Mehlert, Keara (DCOZ) <[Keara.Mehlert@dc.gov](mailto:Keara.Mehlert@dc.gov)>; Lawson, Joel (OP) <[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)>  
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**Subject:** BZA Case 21349

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.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21349  
EXHIBIT NO. 10

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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