

June 30, 2026

**VIA IZIS**

D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200S  
Washington, D.C. 20001

Re: **Application of Rock Creek Club (“Applicant”) – BZA Application for 2325 Porter Street NW (Square 2224, Lots 4, 823, and 826) (“Property”) – Application for Special Exception Approval of a Community Center, Pool, and Tennis Courts**

Dear Chair Pourciau and Members of the Board:

Please accept for filing the enclosed application by Rock Creek Club for special exception approval of a community center, pool, and tennis courts (“Center”) pursuant to Subtitle U § 203.1(d) and Subtitle X Chapter 9.

The application package includes the following materials:

- Statement of the Applicant;
- BZA Form 135, Self-Certification (Exhibit A);
- Authorization Letters (Exhibit B);
- Zone Map (Exhibit C);
- Certification of Proficiency (Exhibit D);
- Statement of Public Outreach (Exhibit E);
- List of Names and Mailing Addresses (Exhibit F);
- Building Plat, prepared by the D.C. Surveyor, and copy of survey showing the footprint of the existing building on the Property (Exhibit G);
- Plans depicting existing conditions, color photographs of the Property, and the proposed Center (Exhibit H); and

June 30, 2026

Page 2

Also enclosed is a check for \$1,560, which represents the filing fee in this matter. We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact Dave at (202) 721-1137. Thank you for your attention to this application.

Sincerely,

/s/ David Avitabile

David Avitabile

## **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing documents were delivered by electronic mail to the following addresses on June 30, 2026.

Radhika Mohan  
Maxine Brown-Roberts  
Office of Planning  
[radhika.mohan@dc.gov](mailto:radhika.mohan@dc.gov)  
[maxine.brownroberts@dc.gov](mailto:maxine.brownroberts@dc.gov)

Erkin Ozberk  
District Department of Transportation  
[erkin.ozberk1@dc.gov](mailto:erkin.ozberk1@dc.gov)

ANC 3C  
[3c@anc.dc.gov](mailto:3c@anc.dc.gov)

SMD 3C06: Jay Bose  
[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)

ANC 3C Chair: Janell Marie Pagats  
[3C03@anc.dc.gov](mailto:3C03@anc.dc.gov)

/s/ David Avitabile  
David Avitabile