

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

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WEDNESDAY
MAY 22, 2024

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The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Video-Teleconference, pursuant to notice at 11:21 a.m. EDT, Frederick L. Hill, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

FREDERICK L. HILL, Chairperson
CARL BLAKE, Member
CHRISHAUN S. SMITH, NCPC Designee

ZONING COMMISSION MEMBER[S] PRESENT:

ANTHONY J. HOOD, Chairperson
JOSEPH S. IMAMURA, PhD, AOC Designee
TAMMY STIDHAM, NPS Designee

OFFICE OF ZONING STAFF PRESENT:

KEARA MEHLERT, Secretary
PAUL YOUNG, A/V Production Specialist

OFFICE OF PLANNING DEVELOPMENT REVIEW STAFF PRESENT:

RON BARRON
SHEPARD BEAMON
MAXINE BROWN-ROBERTS
CRYSTAL MYERS
KAREN THOMAS

OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

SARAH BAJAJ, ESQ.
COMETRIA COOPER, ESQ.
RYAN NICHOLAS, ESQ.

The transcript constitutes the minutes from
the Regular Public Meeting held on May 22, 2024.

1 P-R-O-C-E-E-D-I-N-G-S

2 11:21 a.m.

3 BZA CHAIR HILL: All right, Ms. Mehlert, if you
4 want to call our next one?

5 MS. MEHLERT: Yeah, so the board is going into its
6 public meeting session. The first case is an expedited
7 review application, number 21126 of Katie Abbodanza and
8 Brendan Kearney. This is a self certified application
9 pursuant to Subtitle X Section 901.2 for a special exception
10 under Subtitle D Section 5201 from the accessory building
11 location requirements of Subtitle D Section 5004.1(a).

12 This is to construct a rear addition to an
13 existing two story detached principal dwelling with an
14 existing accessory structure in the rear yard. It's located
15 in the R-1B zone at 902 Butternut Street Northwest, Square
16 2968, Lot 17.

17 BZA CHAIR HILL: Okay, thank you. All right, so
18 I've had the chance to review the record, and I thought that
19 it was relatively straight forward. I didn't really have a
20 lot of issues with it, I mean a screen porch enclosure, I
21 don't think is going to have any effect on the light and air
22 of the neighbors, as well as you can't really see it except
23 for maybe from the alley.

24 And this probably wouldn't even be triggered
25 except for the fact that there's already an accessory

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1 building in the yard. The Office of Planning was in support,
2 the ANC also is in support, as were several neighbors in the
3 area, and I appreciate the applicant for reaching out and
4 providing all of the community input that they did provide.
5 I'm going to be voting in favor. Mr. Smith, do you have
6 anything you'd like to add?

7 MEMBER SMITH: I have nothing to add, Chairman
8 Hill, I agree with your account of this particular case, and
9 your position on this, and will also support the application.

10 BZA CHAIR HILL: Thank you. Dr. Imamura?

11 COMMISSIONER IMAMURA: I'm also in agreement with
12 Mr. Chair, I have nothing further to add.

13 BZA CHAIR HILL: Thank you. Mr. Blake?

14 MEMBER BLAKE: I agree, the application is fairly
15 straight forward, the record is full, I'm in support of the
16 application.

17 BZA CHAIR HILL: Thank you. I'm going to make a
18 motion to approve application number 21126 as captured and
19 read by the secretary, and ask for a second, Mr. Blake?

20 MEMBER BLAKE: Second.

21 BZA CHAIR HILL: Motion made and seconded. Ms.
22 Mehlert, take a roll call.

23 MS. MEHLERT: The chair's motion to approve the
24 application, Chairman Hill?

25 BZA CHAIR HILL: Yes.

1 MS. MEHLERT: Mr. Smith?

2 MEMBER SMITH: Yes.

3 MS. MEHLERT: Mr. Blake?

4 MEMBER BLAKE: Yes.

5 MS. MEHLERT: Dr. Imamura?

6 COMMISSIONER IMAMURA: Yes.

7 MS. MEHLERT: Staff will record the vote as four
8 to zero to one to approve application 21126 on the motion
9 made by Chairman Hill, and seconded by Mr. Blake with one
10 board member not participating.

11 BZA CHAIR HILL: Give me one moment, Ms. Mehlert.
12 Okay, you may call our next one.

13 MS. MEHLERT: Next is an expedited review
14 application, number 21127 of Brian Hill and Colleen Dobson.
15 This is a self certified application pursuant to Subtitle X
16 Section 901.2 for special exceptions under Subtitle D 5201.
17 The lot occupancy requirements of Subtitle D 2210.1 and the
18 accessory building location requirements of Subtitle D
19 5004.1(a).

20 This is to construct a one story rear addition to
21 an existing two story detached principal dwelling with an
22 accessory structure in the rear yard. This is located in the
23 R-1B zone of 4425 Warren Street Northwest, Square 1593, Lot
24 47.

25 BZA CHAIR HILL: Thank you. Okay, I had a chance

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1 to review the application in the record, I would agree with
2 the analysis that the Office of Planning has provided in
3 terms of the visibility, and privacy issues, and light and
4 air, and do not think that it would be unduly affected. I
5 appreciate that the applicant has reached out to the ANC, and
6 has gotten their support.

7 We, particularly in these expedited reviews, when
8 we don't have an opportunity to speak to the applicant, I
9 always want to see at least something that indicates what is
10 going on at the community level in terms of that it was an
11 expedited review, or is an expedited review, and therefore
12 I am comfortable voting in favor of this. As well as that
13 they've reached out to the adjacent properties, and have
14 garnered their support. I am going to be voting in favor.
15 Mr. Smith, do you have anything you'd like to add?

16 MEMBER SMITH: I have nothing to add, Chairman
17 Hill, I agree with your assessment and will vote in support.

18 BZA CHAIR HILL: Thank you. Dr. Imamura?

19 COMMISSIONER IMAMURA: Nothing further to add, Mr.
20 Chairman, agree with your position, and glad the ANC finally
21 weighed in.

22 BZA CHAIR HILL: Thank you. Mr. Blake?

23 MEMBER BLAKE: (Audio interference) -- as well.

24 BZA CHAIR HILL: Thank you. All right, I'm going
25 to make a motion to approve application number 21127 as

1 captured and read by the secretary, and ask for a second, Mr.
2 Blake?

3 MEMBER BLAKE: Second.

4 BZA CHAIR HILL: Motion made and seconded. Ms.
5 Mehlert, if you'd take a roll call?

6 MS. MEHLERT: Respond to the chair's motion to
7 approve the application. Chairman Hill?

8 BZA CHAIR HILL: Yes.

9 MS. MEHLERT: Mr. Smith?

10 MEMBER SMITH: Yes.

11 MS. MEHLERT: Mr. Blake?

12 MEMBER BLAKE: Yes.

13 MS. MEHLERT: Dr. Imamura?

14 COMMISSIONER IMAMURA: Yes.

15 MS. MEHLERT: Staff will record the vote as four,
16 to zero, to one to approve application 21127 on the motion
17 made by Chairman Hill, and seconded by Mr. Blake with one
18 board member not participating.

19 BZA CHAIR HILL: Thank you. All right, let's see.
20 Ms. Mehlert, you can call our next one.

21 MS. MEHLERT: Next case is the last in the board's
22 meeting agenda, it's another expedited review application,
23 number 21130 of Elizabeth Clarke. This is a self certified
24 application pursuant to Subtitle X Section 901.2 for a
25 special exception under Subtitle D 5201 from the side yard

1 requirements of Subtitle D Section 208.7. This is to
2 construct a rear addition to an existing two story principal
3 dwelling with a non-conforming side yard.

4 The project is located in the R-1B zone at 511
5 Sherier Place Northwest, Square 1418, Lot 5.

6 BZA CHAIR HILL: Okay, great, thank you. Let's
7 see, I have had a chance to review the record. I would agree
8 with the analysis of the Office of Planning, as well as that
9 of the applicant. I think this is relatively straight
10 forward, and do appreciate that they have reached out to
11 their community, and neighbors, and have reached out to the
12 ANC and presented in front of them.

13 And I am very familiar with this ANC, as well as
14 Chairman Duncan, and appreciate that they, the ANC, takes the
15 time to review these matters as well. I am going to be
16 voting in favor. Mr. Smith, do you have anything you'd like
17 to add?

18 MEMBER SMITH: I have nothing to add.

19 BZA CHAIR HILL: Dr. Imamura?

20 COMMISSIONER IMAMURA: Nothing to add.

21 BZA CHAIR HILL: Mr. Blake?

22 MEMBER BLAKE: Nothing as well.

23 BZA CHAIR HILL: Thank you. I'm going to make a
24 motion to approve application number 21130 as captured and
25 read by the secretary, and ask for a second. Mr. Blake?

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1 MEMBER BLAKE: Second.

2 BZA CHAIR HILL: Motion made and seconded. Ms.

3 Mehlert, take a roll call?

4 MS. MEHLERT: On the chair's motion to approve the
5 application. Chairman Hill?

6 BZA CHAIR HILL: Yes.

7 MS. MEHLERT: Mr. Smith?

8 MEMBER SMITH: Yes.

9 MS. MEHLERT: Mr. Blake?

10 MEMBER BLAKE: Yes.

11 MS. MEHLERT: And Dr. Imamura?

12 COMMISSIONER IMAMURA: Yes.

13 MS. MEHLERT: Staff would record the vote as four,
14 to zero, to one to approve application 21130 on the motion
15 made by Chairman Hill, and seconded by Mr. Blake with one
16 board member not participating.

17 BZA CHAIR HILL: Thank you, Ms. Mehlert. All
18 right, let's see, you may call our next one.

19 (Whereupon, the above-entitled matter went off the
20 record at 11:30 a.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Meeting

Before: DC BZA

Date: 05-22-24

Place: teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate complete record of the proceedings.

Neal R. Gross
Court Reporter

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