

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
JUNE 12, 2024

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The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Videoconference, pursuant to notice, at 9:30 a.m., Frederick L. Hill, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

CARISSA DEMARE, ESQ.
MARY NAGELHOUT, ESQ.
RYAN NICHOLAS, ESQ.

The transcript constitutes the minutes from the Regular Public Meeting held on June 12, 2024.

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

9:38 A.M.

BZA CHAIR HILL: Ms. Mehlert.

(Pause.)

MS. MEHLERT: -- into the Board's Meeting session. Next is Board action on Application No. 20181 of Medici Road, as amended, pursuant to Subtitle X, Chapter, for a special exception under Subtitle U, Section 320.2, to allow the conversion of an existing residential building to an apartment house, and pursuant to Subtitle X, Chapter 10, for area variances from the minimum lot area requirements of Subtitle U, Section 320.2(d) and from the minimum parking space size requirements of Subtitle C Section 712.3 to allow a four-unit apartment house in the RF-1 Zone at 1315 Harvard Street, NW, Square 2854, Lot 86. And this case was denied by the Board on January 29, 2020, and this item is on the meeting agenda before the Board to take action on issuing the final order.

BZA CHAIR HILL: Okay, all right. So all the parties were sent the proposed order. We've all had an opportunity to review the proposed order and we have a quorum now to issue. And so I'd like to make a motion to issue the proposed order and ask for a second.

Ms. John?

VICE CHAIR JOHN: Second.

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1 BZA CHAIR HILL: The motion is made and
2 seconded. Ms. Mehlert, if you could take the roll call.

3 MS. MEHLERT: Please respond to the Chair's
4 motion to issue the proposed order.

5 Chairman Hill?

6 BZA CHAIR HILL: Yes.

7 MS. MEHLERT: Vice Chair John?

8 VICE CHAIR JOHN: Yes.

9 MS. MEHLERT: Mr. Smith?

10 MEMBER SMITH: Yes.

11 MS. MEHLERT: Mr. Blake?

12 MR. BLAKE: Yes.

13 MS. MEHLERT: And Chairman Hood?

14 ZC CHAIR HOOD: Yes.

15 MS. MEHLERT: Staff would record the vote as 5
16 to 0 to 0 to issue Order No. 20181 of Medici Road on the
17 motion made by Chairman Hill and seconded by Vice Chair
18 John.

19 BZA CHAIR HILL: Okay, great. What do you have
20 next for us, Ms. Mehlert?

21 MS. MEHLERT: Next is Application No. 20676-A
22 of Jose Andres Reinoso and Miguelina Zapata, Trustees.
23 This is a request pursuant to Subtitle Y, Section 705.1
24 for a two-year time extension of the validity of the order
25 moving Application No. 20676 which was issued in final on

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1 April 26, 2022. This is to permit a child development
2 center in the same two-story semi-detached building that's
3 located in the R-3 zone at 4500 New Hampshire Avenue, NW,
4 Square 3248, Lot 77.

5 BZA CHAIR HILL: Okay. Thank you. I've had a
6 chance to review the order. I'm sorry, the request for
7 the time extension. I would agree with the Applicant's
8 argument as to their inability to secure all required
9 government agency approvals by the expiration date.

10 The Office of Planning is also in favor of this
11 extension and I've read their recommendation and I believe
12 everyone has been notified of this, including the ANC, but
13 we don't have anything from the ANC, so I assume they did
14 not have anything to add.

15 I would be voting in favor of this time
16 extension, but is there anything you would like to add,
17 Mr. Smith?

18 MEMBER SMITH: I have nothing to add, Chairman.

19 BZA CHAIR HILL: Okay. Mr. Blake?

20 MEMBER BLAKE: I'll be in support of the
21 requested time extension.

22 BZA CHAIR HILL: Thank you. Vice Chair John?

23 VICE CHAIR JOHN: Nothing to add, Mr. Chairman.
24 I'm in support.

25 BZA CHAIR HILL: Thank you. Chairman Hood?

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1 ZC CHAIR HOOD: Nothing to say, other than I
2 hope they ask for enough time. I'm in support of what
3 they asked for, but I hope they've asked for enough time.
4 Thank you, Mr. Chairman.

5 BZA CHAIR HILL: Thank you, Chairman Hood. All
6 right, I will make a motion to approve Application No.
7 20676-A as in apple, and ask for a second.

8 Ms. John?

9 VICE CHAIR JOHN: Second.

10 BZA CHAIR HILL: Motion made and seconded.

11 Ms. Mehlert, if you could take a roll call,
12 please?

13 MS. MEHLERT: Please respond to the chair's
14 motion to approve the two-year time extension.

15 Chairman Hill?

16 BZA CHAIR HILL: Yes.

17 MS. MEHLERT: Vice Chair John?

18 VICE CHAIR JOHN: Yes.

19 MS. MEHLERT: Mr. Smith?

20 MEMBER SMITH: Yes.

21 MS. MEHLERT: Mr. Blake?

22 MR. BLAKE: Yes.

23 MS. MEHLERT: And Mr. Hood?

24 ZC CHAIR HOOD: Yes.

25 MS. MEHLERT: Staff would record the vote as 5

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1 to 0 to 0 to approve Application 20676-A on the motion
2 made by Chairman Hill and seconded by Vice Chair John.

3 BZA CHAIR HILL: Okay. I thought we had one
4 more time extension. I don't know. My thoughts seemed
5 kind of messed up, Ms. Mehlert. What's the next one?

6 MS. MEHLERT: The next is 20184-A.

7 BZA CHAIR HILL: Okay. Okay, I got it. Okay,
8 you want to call that one then, please, or did you already
9 call it?

10 MS. MEHLERT: No. I'll call it. Next is
11 Application No. 20184-A of Fort Lincoln-Eastern Avenue,
12 LLC. This is a request pursuant to Subtitle Y Section
13 705.1 for a one-year time extension of the Board's order
14 in Application No. 20184 which was issued in final on
15 April 20th, 2022. This is to allow a new residential
16 development of 51 townhouse dwellings in a theoretical lot
17 subdivision in the RA-1 and RA-4 zones. The project is
18 located at the property bounded by Eastern Avenue,
19 Bladensburg Road, and Fort Lincoln Drive, NE. It's Square
20 4325, Lots 44, 82 and Parcel 0174/15.

21 BZA CHAIR HILL: Okay. Thank you. I have
22 again had an opportunity to review the record concerning
23 this time extension. I would agree with the Applicant's
24 statement about their needing time to work with the
25 government agencies' approvals and I have also seen the

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1 filing in there by the DMPD and also the Office of
2 Planning's recommendation and I would agree with their
3 analysis and I'll be voting in favor of this application,
4 I'm sorry, this time extension.

5 Do you have anything to add, Mr. Smith?

6 MEMBER SMITH: I have nothing to add. I'll be
7 in support as well.

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

9 MEMBER BLAKE: I support the request.

10 BZA CHAIR HILL: Thank you. Vice Chair John?

11 VICE CHAIR JOHN: Nothing to add, Mr. Chairman.
12 I'm in support.

13 BZA CHAIR HILL: Thank you. Chairman Hood?

14 ZC CHAIR HOOD: I'm in support. Again, just
15 hoping they ask for enough time. Thank you, Mr. Chairman.

16 BZA CHAIR HILL: Thank you, Chairman Hood. I'm
17 going to go ahead and make a motion to approve Application
18 No. 20184-A as in apple and ask for a second.

19 Ms. John?

20 VICE CHAIR JOHN: Second.

21 BZA CHAIR HILL: The motion has been made and
22 seconded.

23 Ms. Mehlert, would you take a roll call?

24 MS. MEHLERT: The motion to approve the one-
25 year time extension to the application.

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1 Chairman Hill?

2 BZA CHAIR HILL: Yes.

3 MS. MEHLERT: Vice Chair John?

4 VICE CHAIR JOHN: Yes.

5 MS. MEHLERT: Mr. Smith?

6 MEMBER SMITH: Yes.

7 MS. MEHLERT: Mr. Blake?

8 MR. BLAKE: Yes.

9 MS. MEHLERT: And Chairman Hood?

10 ZC CHAIR HOOD: Yes.

11 MS. MEHLERT: Staff would record the vote as 5

12 to 0 to 0 to approve Application 20184-A on the motion

13 made by Chairman Hill and seconded by Vice Chair John.

14 BZA CHAIR HILL: Okay, great. I guess we're

15 ready for our next one, Ms. Mehlert.

16 (Whereupon, the above-entitled matter went off

17 the record at 10:12 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: 06-12-24

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.



Court Reporter

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