

GOVERNMENT OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC HEARING

+ + + + +

WEDNESDAY

SEPTEMBER 17, 2025

+ + + + +

The Public Hearing of the District of Columbia Board of Zoning Adjustment convened via teleconference, pursuant to notice at 9:30 a.m. EDT, Carl H. Blake, Vice Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

CARL H. BLAKE, Vice Chairperson
CHRISHAUN SMITH, Commissioner
GWEN WRIGHT, Commissioner, Zoning Commission

BOARD OF ZONING ADJUSTMENT STAFF PRESENT:

KEARA MEHLERT, Secretary
PAUL YOUNG, A/V Operations

ALSO PRESENT:

PHILIP BRADFORD, Office of Planning

The transcript constitutes the minutes from the Regular Public Hearing held on September 17, 2025.

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

2 (9:30 a.m.)

3 VICE CHAIRPERSON BLAKE: Good morning ladies and
4 gentlemen. The Board of Zoning Adjustment September 17, 2025
5 public hearing will please come to order.

6 My name is Carl Blake, Vice Chair of the District of
7 Columbia Board of Zoning Adjustment. Joining me today are Board
8 members Chrishaun Smith representing the National Capital
9 Planning Commission and Zoning Commissioner Gwen Wright.

10 Today's meeting and hearing agenda are available on the
11 Office of Zoning's website. Please be advised that this
12 proceeding is being recorded by a court reporter and is also
13 webcast live via Webex and YouTube Live. The video of the webcast
14 will be available on the Office of Zoning's website after today's
15 hearing. Accordingly, everyone who is listening on Webex or by
16 telephone will be muted during the hearing. If you experience
17 difficulty accessing Webex or with your telephone call-in then
18 please call our OZ hotline number at 202-727-5471 to receive
19 Webex login or call-in instructions.

20 Today we'll begin with our decision meeting session,
21 then proceed with our public hearing session. Please be advised
22 that we do not take any public testimony at our decision meeting
23 session. Public testimony will be received during the public
24 hearing session, however only parties are allowed to testify on
25 appeals. At the conclusion of a decision meeting session the

1 Chair, in consultation with the Office of Zoning will determine
2 whether a full or summary order may be issued. A full order is
3 required when the decision it contains is adverse to a party
4 including an affected ANC. A full order also may be needed if
5 the Board's decision differs from the Office of Planning's
6 recommendation. Although the Board favors the use of summary
7 orders whenever possible, an applicant may not request the Board
8 to issue such an order.

9 In today's hearing session everyone who's listening by
10 Webex or by telephone will be muted during the hearing and only
11 persons who have signed up to participate or testify will be
12 unmuted at the appropriate time. Please state your name and home
13 address before providing oral testimony or your presentation.
14 Oral presentations should be limited to a summary of your most
15 important points.

16 When you're finished speaking please mute your audio
17 so that your microphone is no longer picking up sound or
18 background noise. Once again, if you experience difficulty
19 accessing Webex or with your telephone call-in, or if you have
20 forgotten to sign up to 24 hours prior to this hearing then please
21 call our OZ hotline number at 202-727-5471 to sign up to testify
22 and to receive Webex login or call-in instructions.

23 All persons planning to testify either in favor or in
24 opposition should have signed up in advance. They'll be called
25 by name to testify. By signing up to testify all participants

1 completed the oath or affirmation as required by Subtitle Y,
2 Section 408.7. Requests to enter evidence at the time of an
3 online virtual hearing such as written testimony or additional
4 supporting documents other than live video which may not be
5 presented as part of the testimony may be allowed, pursuant to
6 Subtitle Y, Section 103.13.

7 The order of procedure for special exceptions and
8 variances are pursuant to Subtitle Y, Section 409. The order of
9 procedure for appeals are pursuant to Subtitle Y, Section 507.
10 Time constraints will be maintained pursuant to the Subtitle Y,
11 Sections 408.2 and 408.3.

12 At the conclusion of each case an individual who is
13 unable to testify because of technical issues may file a request
14 to leave the record open to file a written version of the planned
15 testimony to the record within 24 hours following the conclusion
16 of public testimony in the hearing. If written testimony is
17 accepted, then parties will be allowed a reasonable time to
18 respond as determined by the Board. The Board will then make
19 its decision at its next meeting session but no earlier than 48
20 hours after the hearing.

21 At the conclusion of the hearing the Board may request
22 additional specific information to complete the record. The
23 Board and staff will specify at the end of the hearing exactly
24 what's expected and the date when persons must submit the evidence
25 to the Office of Zoning. No other information shall be accepted

1 by the Board. Once again, after the Board adjourns the hearing
2 the Office of Zoning, in consultation with the Chair, will
3 determine whether a full or summary order may be issued. A full
4 order is required when the decision it contains is adverse to a
5 party, including an affected ANC. A full order may also be needed
6 if the Board's decision differs from the Office of Planning's
7 recommendation. Although the Board favors the use of summary
8 orders whenever possible, an applicant may not request the Board
9 to issue such an order.

10 Finally, the District of Columbia Administrative
11 Procedures Act requires that a public hearing on each case be
12 held in the open before the public. However, pursuant to Sections
13 405(b) and 406 of that Act the Board may, consistent with its
14 rules and procedures and the Act, enter into a closed meeting for
15 purposes of seeking legal counsel on a case pursuant to D.C.
16 Official Code Section 2-575(b)(4) and/or deliberate on a case
17 pursuant to D.C. Official Code Section 2-575(b)(13) but only
18 after providing the necessary public notice and in the case of
19 an emergency closed meeting after taking a roll call vote.

20 Madam Secretary, do we have any preliminary matters?

21 MS. MEHLERT: Good morning, Mr. Vice Chair and members
22 of the Board. There are a couple of scheduling changes today.
23 Application No. 20507-C of Solid Brick Ventures LLC has been
24 administratively rescheduled to October 1st, 2025. Appeal No.
25 21314 of Burleith Citizens Association has been postponed to

1 October 29th, 2025 and Application No. 21338 of Starcross
2 Properties and Christopher Hauser has been postponed to November
3 5th, 2025. Any specific preliminary matters will be noted when
4 the case is called.

5 VICE CHAIRPERSON BLAKE: Okay. Thank you very much.
6 Welcome everybody. Thank you very much for being here. We are
7 at the end of the, we're going to probably have a relatively
8 short day today. The meeting session will probably occupy the
9 bulk of today's discussion but with that said, Madam Secretary,
10 would you please call our first meeting case.

11 MS. MEHLERT: The first meeting case is Application No.
12 21298 of Justin Riordan and Zach Bache. As amended, this is a
13 self-certified application pursuant to Subtitle X, Section 1002
14 for area variances from Subtitle C, Section 302.1 to allow a
15 subdivision to create new record lots not meeting the minimum
16 requirements for lot width or side yard, Subtitle D, Section
17 208.2 to allow side yards of less than eight feet, Subtitle D,
18 Section 202.1 to allow a lot width less than 50 feet and Subtitle
19 D, Section 5003.1 to allow an accessory structure with building
20 area greater than 450 square feet or 30 percent of the rear yard.

21 This is for a subdivision of two existing lots to create
22 two new record lots with an existing detached dwelling on one new
23 lot and a new two-story detached principal dwelling on the other
24 new lot. It's located in the R-1B zone at 1306 Girard Street,
25 Northeast, Square 3958, Lots 8 and 9. And just to reiterate the

1 public hearing was completed on July 30th, 2025. The Board voted
2 to approve the application except for the side lot variance relief
3 for the new Lot B. The Applicant later would further request
4 for the side lot area variance, and then last week the Board
5 granted the Applicant's request to reopen the record.
6 Participating in the hearing and vote were Chairman Hill, Vice
7 Chair Blake, Mr. Smith and Commissioner Stidham.

8 VICE CHAIRPERSON BLAKE: Okay. Thank you very much,
9 Madam Secretary. Commissioner Wright, I'd ask you to stay on
10 here for now. Thank you very much.

11 Just to reiterate a few things. As the Secretary
12 pointed out, at the end of the public hearing on July 30th, the
13 Board did vote to approve the application except for the variance
14 requested for side yard B. Subsequently, the Applicant did ask
15 the Board to reopen the record for supplemental materials. The
16 Board approved that request at its September 10th meeting
17 session.

18 These supplemental filings are now in the record in
19 Exhibits 45 through 47 and include a revised self-certification
20 form withdrawing the request for an area variance from Subtitle
21 D, Section 208.2 for Lot B, updated architectural plans and
22 elevations showing a proposed structure on Lot B with compliant
23 side yards and an updated surveyor plat. ANC 5B, the only other
24 party in the case, was provided notice and a period of up to six
25 days to respond, that being September 16th. I don't see a

1 response in the record from the ANC 5B but I will note that in
2 Exhibit 37 in the record, which shows ANC 5B stated support for
3 all relief requested.

4 So to the Board, primarily Board Member Smith, we can
5 deliberate this application further and then rescind the prior
6 vote and conduct deliberations on the requested relief all over
7 again. But this is a pretty straightforward application. I
8 really don't see a need to deliberate over the relief we've
9 already approved. Are you comfortable with that?

10 COMMISSIONER SMITH: Yes, I'm comfortable with that.

11 VICE CHAIRPERSON BLAKE: Okay. So with that in mind,
12 I'd then like to make a motion to reaffirm the prior vote to
13 grant the other variances for the reasons stated in the conclusion
14 of the public hearing on July 30th, and ask for a second. Mr.
15 Smith?

16 COMMISSIONER SMITH: Second.

17 VICE CHAIRPERSON BLAKE: The motion has been made and
18 seconded. Madam Secretary, would you please conduct a roll call
19 vote.

20 MS. MEHLERT: Please respond to the Vice Chair's
21 motion.

22 Vice Chair Blake?

23 VICE CHAIRPERSON BLAKE: Yes.

24 MS. MEHLERT: Board Member Smith?

25 COMMISSIONER SMITH: Yes.

1 MS. MEHLERT: And I'll note that the Board has received
2 an absentee ballot from Commissioner Stidham which states, which
3 votes to approve with such conditions as the Board may impose.
4 So staff would record the vote as three to zero to two to approve
5 the motion made by Vice Chair Blake in Application No. 21298,
6 seconded by Board Member Smith with Chairman Hill not
7 participating.

8 VICE CHAIRPERSON BLAKE: Thank you, Madam Secretary.
9 Would you please call our next meeting session case.

10 MS. MEHLERT: Next is the Board's expedited review
11 calendar. It's Application No. 21343 of Carla Frank and Robert
12 Flaherty. This is a self-certified application pursuant to
13 Subtitle X, Section 901.2 for a special exception under Subtitle
14 E, Section 5201, from the rear yard requirements of Subtitle E,
15 Section 207.1 and the lot occupancy requirements of Subtitle E,
16 Section 210.1.

17 This is for a two-story rear addition to an existing
18 two-story attached principal dwelling above an existing garage
19 at cellar level. It is located in the RF-1 zone at 3033 11th
20 Street, Northwest, Square 2851, Lot 138.

21 VICE CHAIRPERSON BLAKE: Thank you. Thank you, Madam
22 Secretary.

23 So this project is to construct a seven foot deep
24 addition at the first and second floors above an existing garage.
25 Basically, the addition will extend a little over a foot into the

1 required 20 foot rear yard and will boost lot occupancy from 61.4
2 percent to 69.9 percent where only 60 percent is permitted by
3 matter-of-right and up to 70 percent is permitted by special
4 exception. So the Applicant is seeking relief from the rear yard
5 and lot occupancy requirements of Subtitle E. The Board can
6 grant this requested relief pursuant to Subtitle E, Section 5201
7 and Subtitle X, Section 901.

8 The application is fairly complete and I think
9 appropriate for the expedited review. I've reviewed the record
10 including the plans, the written reports from the relevant
11 government agencies as well as the letters submitted to the record
12 by members of the public. The application does seem to meet the
13 burden of proof to be granted the requested relief. The requested
14 relief is in harmony with the zoning regulations and maps. I
15 think the proposed addition is relatively modest in scale and its
16 design is consistent with the character of the surrounding
17 neighborhood and considering the proposed massing, the lot size
18 and window placement, the proposed addition should not have an
19 adverse impact on light, air flow, or privacy of the use and
20 enjoyment of the neighboring properties.

21 And I agree with the analytics provided, the analysis
22 provided by the Office of Planning and give great weight to its
23 recommendation for approval. ANC 1A did submit Form 129 to the
24 record but there is a letter -- did not submit Form 129 to the
25 record but there is a letter from the SMD signed by the Chair of

1 ANC 1A that indicates that the ANC reviewed the project and is
2 in unanimous support and state no issues or concerns.

3 I would also note that the record contains a letter
4 from several neighbors along the alley in Exhibit 18. They're
5 not objecting to the project but rather expressing concerns about
6 construction in the alley and I certainly understand the concerns
7 expressed but construction issues are not under the purview of
8 the BZA but rather the Department of Buildings. That said I
9 would encourage the Applicant to reach out to those neighbors and
10 to keep them informed. I'll be voting in support of this
11 application.

12 Mr. Smith?

13 COMMISSIONER SMITH: Chairman Blake, I have nothing to
14 add. I think what you've explained has thoroughly summed up the
15 metrics of this case and the reasons why they met the burden of
16 proof for us to grant the requested special exceptions, and also
17 joining you in noting that we do have letters from persons across
18 the alley that are concerned by construction and would just
19 recommend to them that after the building permit has been issued,
20 continue to just follow up with the Department of Buildings to
21 ensure that it's in keeping with the conditions of the building
22 permit. So with that, I will support the application.

23 VICE CHAIRPERSON BLAKE: Thank you.

24 Commissioner Wright?

25 COMMISSIONER WRIGHT: Yes. I think this is a modest

1 and well designed small addition and I don't have any problem
2 with the relief that's being requested. You know, I would
3 suggest, just as the Chair did, that the Applicant work with the
4 neighbors to make sure that the construction, which is always
5 difficult in very tight locations, that their contractor and the
6 contractor's trucks are as unobtrusive to the neighbors, that
7 they don't block the alley and I do understand the Department of
8 Buildings has jurisdiction over that but I just, you know, in a
9 friendly way suggest that the Applicant should work with the
10 neighbors to make sure problems don't arise. And with that, I'm
11 prepared to support.

12 VICE CHAIRPERSON BLAKE: Thank you very much.

13 Having deliberated, I make a motion to approve
14 Application No. 21343 as captioned and read by the secretary, and
15 ask for a second. Mr. Smith?

16 COMMISSIONER SMITH: Second.

17 VICE CHAIRPERSON BLAKE: Okay. The motion has been
18 made seconded. Madam Secretary, would you please conduct a roll
19 call vote.

20 MS. MEHLERT: Please respond to the Vice Chair's motion
21 to approve the application.

22 Vice Chair Blake?

23 VICE CHAIRPERSON BLAKE: Yes.

24 MS. MEHLERT: Board Member Smith?

25 COMMISSIONER SMITH: Yes.

1 MS. MEHLERT: And Commissioner Wright?

2 COMMISSIONER WRIGHT: Yes.

3 MS. MEHLERT: Staff would record the vote as three to
4 zero to two to approve Application No. 21343 on the motion made
5 by Vice Chair Blake and seconded by Board Member Smith, with
6 Chairman Hill not participating.

7 VICE CHAIRPERSON BLAKE: Thank you, Madam Secretary.
8 Would you please call our next hearing, or next.

9 MS. MEHLERT: Next in the Board's meeting session is
10 Application No. 20573-A of TowerCo and Verizon Wireless. This
11 is a request pursuant to Subtitle Y, Section 703 for a
12 modification without hearing of the application approved by the
13 order issued on December 21st, 2021 to allow an increase in height
14 of an existing monopole by 15 feet and mount 12 additional
15 antennas on the monopole. It's located in the RA-2 zone at 2500
16 Benning Road, Northeast, Parcel 01600042.

17 VICE CHAIRPERSON BLAKE: Thank you.

18 This is, kind of to summarize and give a little
19 background here. The order was issued in December of 2021. The
20 Applicant was granted the special exception to allow for 89 foot
21 monopole tower and this request for modification the Applicant
22 is seeking to increase the height of the existing monopole by 15
23 feet from 89 to 104 to allow for another antenna array of 12
24 additional antennas to be installed on the tower six feet above
25 the existing antenna.

1 In reviewing this I think the application is
2 sufficiently complete. This design modification is appropriate
3 as a modification without hearing as there is no additional relief
4 required, there are no objections and I believe the impact of the
5 modification can be understood without witness testimony. The
6 15 foot increase in the tower's height to 104 feet and the modest
7 expansion of the compound area should not substantially change
8 the physical dimensions of the existing tower and given the
9 location away from the residential properties the increase in
10 height will not have an adverse impact on neighboring residential
11 properties.

12 I do agree with the Office of Planning's analysis and
13 give great weight to its recommendation for approval. While
14 there's nothing from either ANC 5D or 7D, I will note that ANC
15 5D was in support of the original application and raised no issues
16 or concerns at that time. So I'll be voting to grant the
17 modification as requested.

18 Mr. Smith?

19 COMMISSIONER SMITH: Chairman Blake, I agree with your
20 assessment of this case. It seems to me to be very
21 straightforward. It's a fairly small increase relative to the
22 height of this antenna, the existing antenna and the previous
23 approval and I will give the Office of Planning's staff report
24 great weight and will support as well.

25 VICE CHAIRPERSON BLAKE: Thank you.

1 Commissioner Wright?

2 COMMISSIONER WRIGHT: Yes. I think this is a very
3 straightforward case and I'm prepared to support.

4 VICE CHAIRPERSON BLAKE: Thank you. Having
5 deliberated, I'd like to make a motion to grant the modification
6 to BZA Order No. 20573 pursuant to Subtitle Y, Section 703 as
7 captioned and read by the secretary, and ask for a second.

8 Mr. Smith?

9 COMMISSIONER SMITH: Second.

10 VICE CHAIRPERSON BLAKE: The motion's been made and
11 seconded. Madam Secretary, would you please conduct a roll call
12 vote.

13 MS. MEHLERT: Please respond to the Vice Chair's motion
14 to approve the modification.

15 Vice Chair Blake?

16 VICE CHAIRPERSON BLAKE: Yes.

17 MS. MEHLERT: Board Member Smith?

18 COMMISSIONER SMITH: Yes.

19 MS. MEHLERT: Commissioner Wright?

20 COMMISSIONER WRIGHT: Yes.

21 MS. MEHLERT: Staff would record the vote as three to
22 zero to two to approve Application No. 20573-A on the motion made
23 by Vice Chair Blake and seconded by Board Member Smith, with
24 Chairman Hill not participating.

25 VICE CHAIRPERSON BLAKE: Great. Thank you, Madam

1 Secretary. Would you please call our first and only hearing
2 session case.

3 MS. MEHLERT: Yes. In the Board's hearing session, the
4 next case is Application No. 21344 of JNM Enterprises One, LLC.
5 This is a self-certified application pursuant to Subtitle X,
6 Section 901.2 for a special exception under Subtitle G, Sections
7 207.14 and 5200 from the rear yard requirements of Subtitle G,
8 Section 207.6. It's for a two-story building containing eight
9 artist studios at the rear of a lot that also contains an existing
10 two-story mixed use building with retail and residential uses.

11 It's located in the MU-4 and NMU-4/TK zones at 264
12 Carroll Street, Northwest, Square 3354, Lot 829. And as a
13 preliminary matter the Applicant filed a motion to waive the
14 filing deadline to submit revised plans and an updated self-
15 certification form to change the number of proposed parking
16 spaces, which is the record in Exhibit 29, and I'll also note
17 that ANC 4B submitted their resolution in support this morning
18 which is in Exhibit 31.

19 VICE CHAIRPERSON BLAKE: Thank you very much. I'd like
20 to make sure all that information is submitted into the record
21 because I'd like to see it.

22 Let's see. I see Mr. Sullivan here. Is the ANC
23 representative here? ANC 4B? Okay. Perhaps, they signed up to
24 testify, perhaps they'll join us later. Good morning, Mr.
25 Sullivan, how are you today?

1 MR. SULLIVAN: Good morning, Mr. Chairman. I'm fine.
2 Thank you.

3 VICE CHAIRPERSON BLAKE: Good, good. All right. Well,
4 so will you please introduce yourself for the record and if anyone
5 else is here with you to testify as well, and you have, you know,
6 15 minutes to discuss your project, if you can tell us how you
7 believe that your client is meeting the criteria for approval.

8 MR. SULLIVAN: Thank you, Mr. Chairman and Board
9 members. Marty Sullivan with Sullivan & Barros on behalf of the
10 Applicant. With me is the project architect, Michael Burns, and
11 I was going to go through the presentation myself because I think
12 it's fairly straightforward but Mr. Burns is available to answer
13 any questions the Board might have. If Mr. Young could please
14 load the PowerPoint presentation. Thank you.

15 The address is 264 Carroll Street, Northwest. Next
16 slide, please.

17 So the property is in a split zone between MU-4 and
18 NMU4-/TK zone. There's currently two buildings on the property.
19 The front structure is mixed use building of retail and
20 residential and the rear is vacant and that's, it's proposed to
21 be razed and replaced and that requires rear yard relief. So
22 the rear structure will have new building that will house eight
23 artist studios and we can have multiple primary buildings on a
24 single lot as long as the zoning standards are met for both
25 buildings as a whole in total and for each building individually.

1 So therefore rear yard is needed. There'll be a five foot rear
2 yard setback in the back instead of the 15 required and so for
3 that we're seeking special exception relief. Next slide, please.

4 The Office of Planning has recommended approval. ANC
5 4B voted unanimously in support and there's a lot of support from
6 the Old Takoma Business Association and a local artist. Next
7 slide, please.

8 So overhead view. On the right inside the red
9 rectangular box you see the front structure on Carroll Street and
10 in the back is the existing structure near the edge of the
11 property line. Next slide, please.

12 Here's the street view where you can see the front
13 building. Now the front building is retail and then that taller
14 building behind it is the residential, they're connected.
15 They're both the front building. You can't really see the rear
16 building here and you'll see it on the next slide. Next slide,
17 please.

18 So that's the existing rear building that will be razed
19 and replaced. Next slide, please.

20 Criteria for approval. The general special exception
21 requirements apart from the requested relief which is permitted
22 by special exception. The use itself and the proposed bulk and
23 density is permitted as a matter-of-right in the MU-4 and NMU-4
24 zones. Next slide, please.

25 Specific criteria for approval of rear yard relief in

1 this zone is this test, a) that no apartment windows shall be
2 located within 40 feet directly in front of another building and
3 the Applicant's not proposing any apartment use and also not
4 proposing office use. So b), which provides no office window
5 located within 30 feet directly in front of another office window
6 nor 18 feet in front of a blank wall, also not applicable. For
7 that reason c) is not applicable as well because a) and b) are
8 not applicable.

9 Provisions shall be included for service functions
10 including parking and loading access in adequate loading areas.
11 We are providing five parking spaces, originally it was six but
12 as the proposal is also in permitting there was some feedback
13 that a handicapped space needs to be provided and so the one
14 space got bigger, so now there's four plus a handicapped for a
15 total of five and that was the reason for the late change in the
16 plat and site plan yesterday. The requirement is just one space
17 so providing ample parking. Next slide, please.

18 There's the site plan showing the building in the back.
19 It goes lot line to lot line and the parking spaces are in between
20 the two buildings. Next slide, please.

21 Next slide, please.

22 There, shows the general area there, difficult to even
23 see where the property is on this but it's in the middle,
24 basically in the middle of this and it's in a area mostly
25 surrounded by commercial and large multi-family. Next slide,

1 please.

2 Next slide, please.

3 Here is the revised site plan showing the five, the
4 fifth space as a handicapped space. Next slide, please.

5 And this is the floor plan layout. These are not
6 residential artist studios, they're just artist studios. Next
7 slide, please.

8 There's two floors of these and next slide, please.

9 Next slide, please. That was just a roof plan.

10 And it's just the front elevation facing the interior
11 of the property. Next slide, please.

12 And a side elevation showing the property. That
13 balcony faces the interior of the property. Next slide, please.

14 VICE CHAIRPERSON BLAKE: Mr. Sullivan?

15 MR. SULLIVAN: Yes.

16 VICE CHAIRPERSON BLAKE: On that slide, one quick
17 question. It's a little bit of a nitpick and I don't think it's
18 a big, obviously not a big issue, but the maximum allowable height
19 is 50 feet but it looks like the height of the building here is
20 30 ten inches but your self-cert. has 25 feet on the computations
21 page. You might, just I think we've got to clarify this 30 foot
22 ten inches, correct?

23 MR. SULLIVAN: Well, I can bring in the architect.
24 I'll double check that. It may be that we've measured too halfway
25 up the pitch and I can, if Mr. Burns could come in, maybe we

1 could clear that up. Mick, are you there?

2 VICE CHAIRPERSON BLAKE: Sure. Go ahead, Mr. Burns,
3 if you -- Mr. Burns, go ahead. If you want to chime in, please.
4 I think you're on mute.

5 MR. BURNS: Can everyone hear me now?

6 VICE CHAIRPERSON BLAKE: Yes, sir.

7 MR. BURNS: Good morning. My name is Mick Burns. I'm
8 an architect. I'm the principal of Rathunas Architects.

9 With regard to your question about the roof, I think
10 when we originally started we were anticipating a roof height a
11 little bit lower. As we've gotten into the development of the
12 roof and insulation requirements and construction requirements,
13 that height has crept up a little bit. So the height to the
14 absolute peak will indeed be 30 feet ten inches.

15 MR. SULLIVAN: Thank you, Mr. Burns. So we can send a
16 corrected form 135 in today, Mr. Chair. Thank you for catching
17 that.

18 VICE CHAIRPERSON BLAKE: Okay. Thank you. We're going
19 to try to move pretty quickly on this so the sooner you could do
20 that, the better.

21 MR. SULLIVAN: Probably in five minutes I think we can
22 get it in. Okay. So thank you. Next slide, please.

23 And that's the rear elevation. And next slide, please.

24 That might be it. This is just some proposed materials
25 which is not relevant to the relief. Next slide, please.

1 And there's a rendering showing how it will look from
2 the interior of the property. Next slide, please.

3 Next slide, please.

4 There's another rendering showing the rear aerial.
5 Next slide, please.

6 Next slide, please.

7 I think that's it. Yeah. Thank you, Board members,
8 and if you have any questions for myself or Mr. Burns, thank you.

9 VICE CHAIRPERSON BLAKE: Okay. Board members, do
10 you -- thank you, Mr. Sullivan, for your presentation. Do any
11 Board members have questions? Yes.

12 Commissioner Wright? Go right ahead.

13 COMMISSIONER WRIGHT: I think this is a really
14 innovative and very, very good project. I'm prepared to support
15 it but I did have one question. The application notes this is
16 in the Takoma Park Historic District. I want to, but I didn't
17 notice anything in the application about whether it has been
18 reviewed and approved through the Historic Preservation Board.

19 MR. BURNS: Yes. We presented at the July meeting and
20 it was approved by consent calendar on HPRB's July 24th meeting.

21 COMMISSIONER WRIGHT: Great. Thank you for that
22 additional information, and with that information I am absolutely
23 prepared to support.

24 VICE CHAIRPERSON BLAKE: Thank you.

25 Board Member Smith, do you have any questions of the

1 Applicant? Okay.

2 With that we're going to move to the Office of Planning.

3 MR. BRADFORD: Hi. Good morning, Vice Chair Blake,
4 members of the Board. For the record my name is Philip Bradford
5 with the Office of Planning.

6 The Office of Planning recommends approval of the
7 requested special exception relief and stands on the record of
8 the report in Exhibit 25. Thank you and I'm available for any
9 questions.

10 VICE CHAIRPERSON BLAKE: Does anyone on the Board have
11 any questions for the Office of Planning? Okay.

12 Mr. Sullivan, do you have any questions for the Office
13 of Planning?

14 MR. SULLIVAN: No, I don't. Thank you.

15 VICE CHAIRPERSON BLAKE: Okay. Mr. Young, is there
16 anyone who wishes to testify?

17 MR. YOUNG: We do not.

18 VICE CHAIRPERSON BLAKE: Okay. All right.

19 Mr. Sullivan, do you have any closing remarks? Oh, did
20 you get that self-cert. on the way? Okay.

21 MR. SULLIVAN: The self-cert. has been sent --

22 VICE CHAIRPERSON BLAKE: Thank you.

23 MR. SULLIVAN: -- and so you should have it and, no, I
24 have no further remarks.

25 Thank you very much.

1 VICE CHAIRPERSON BLAKE: Okay. Well, thank you all
2 very much for coming. Mr. Young, could you please dismiss the
3 witnesses.

4 (Pause.)

5 VICE CHAIRPERSON BLAKE: Okay. This is a fairly
6 straightforward application. There are eight artist studios, but
7 this zone is unusual for most is you can have two principal
8 buildings on this single lot and that's what we have here. But
9 because the, and it meets all the matter-of-right development
10 standards, but because the building will take about ten feet of
11 the required 15 foot rear yard setback, they are now seeking
12 relief from Subtitle G, Sections 5200, 207.14 and 207.6.

13 Frankly, I think that the application meets the burden
14 of proof to be granted the relief. I'm particularly happy about
15 the parking. Five parking spaces with direct access from Carroll
16 Street is very attractive. There was only one required so I do
17 think that that addition is very helpful and bodes well for the
18 entire development and access from the public.

19 I give great weight to the Office of Planning's report
20 which recommends approval. I also give great weight to ANC 4B
21 which is in support and states no issues or concerns and I would
22 also note the support from the Takoma Business Association and
23 the additional artist and, as Commissioner Wright pointed out and
24 was able to get the information, that the HPRB had weighed in on
25 this as well. So with that I will be voting in support of the

1 application.

2 Mr. Smith?

3 COMMISSIONER SMITH: I have nothing to add. I will be
4 voting in support.

5 VICE CHAIRPERSON BLAKE: Commissioner Wright?

6 COMMISSIONER WRIGHT: I will be voting in support.
7 Great project.

8 VICE CHAIRPERSON BLAKE: Okay. Having deliberated,
9 I'm going to make a motion to approve the application as, oh,
10 before I do that. Madam Secretary, I want to make sure we got
11 that last piece of information so we can approve the late
12 submission, and did we get that?

13 MS. MEHLERT: Yes, we just received it.

14 VICE CHAIRPERSON BLAKE: Great.

15 MS. MEHLERT: We'll be adding it to the record right
16 now.

17 VICE CHAIRPERSON BLAKE: Okay, great. I'm going to
18 make a motion to approve the Application No. 21344 as written and
19 captioned by the secretary, and ask for a second. Mr. Smith?

20 COMMISSIONER SMITH: Second.

21 VICE CHAIRPERSON BLAKE: Motion has been made and
22 seconded. Madam Secretary, would you conduct a roll call vote?

23 MS. MEHLERT: Please respond to the Vice Chair's motion
24 to approve the application.

25 Vice Chair Blake?

1 VICE CHAIRPERSON BLAKE: Yes.

2 MS. MEHLERT: Board Member Smith?

3 COMMISSIONER SMITH: Yes.

4 MS. MEHLERT: Commissioner Wright?

5 COMMISSIONER WRIGHT: Yes.

6 MS. MEHLERT: Staff would record the vote as there to
7 zero to two to approve Application No. 21344 on the motion made
8 by Vice Chair Blake and seconded by Board Member Smith, with
9 Chairman Hill not present or participating.

10 VICE CHAIRPERSON BLAKE: Okay. Do we have any further
11 matters, Madam Secretary?

12 MS. MEHLERT: No, nothing else from staff.

13 VICE CHAIRPERSON BLAKE: Okay. Well, I guess it was a
14 short day after all. The meeting's adjourned. Thank you
15 everybody. Have a good day.

16 COMMISSIONER SMITH: Have a good day.

17 COMMISSIONER WRIGHT: Thank you all. Bye.

18 (Whereupon, the above-entitled matter went off the
19 record at 10:11 a.m.)

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C E R T I F I C A T I O N

This is to certify that the foregoing transcript

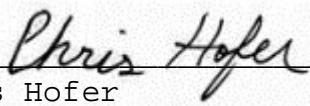
In the matter of: Public Hearing

Before: DC BZA

Date: 09-17-25

Place: Via Webex

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


Chris Hofer