

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

NOVEMBER 12, 2025

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

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

FREDERICK L. HILL, Chairperson
CARL BLAKE, Vice-Chairperson

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairman

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF PLANNING DEVELOPMENT REVIEW STAFF PRESENT:

SHEPARD BEAMON
MATTHEW JESICK
MICHAEL JURKOVIC

1 OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

2 SARAH BAJAJ, ESQ.

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4 The transcript constitutes the minutes from
5 the Regular Public Hearing held on November 12, 2025.

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

2 9:30 a.m.

3 MS. MEHLERT: Yes. Next is in the Board's
4 meeting session. It's application --

5 BZA CHAIR HILL: May I interrupt you, Madam
6 Secretary? I mean, I know that we're going to put these
7 two decisions off. So, I don't know whether you -- do
8 you have to read them both? Do you have to read the
9 whole thing?

10 MS. MEHLERT: I don't -- you can, if you'd
11 like to, just --

12 BZA CHAIR HILL: Never mind. Never mind.
13 Go ahead and do it. Call the first one. Read the whole
14 thing. Then we'll call the second one and we'll read
15 the whole thing.

16 MS. MEHLERT: Okay. Next in the Board's
17 meeting session is Application Number 21319 of 1332
18 Harvar, LLC. This is a self-certified application
19 pursuant to Subtitle X, Section 1002, for an area
20 variance from the minimum lot area requirement of
21 Subtitle U, Section 301.5(b), to allow an additional
22 dwelling unit in an existing three-unit apartment house.
23 It's located in the RF-1 zone at 1332 Harvard Street,
24 Northwest, Square 2855, Lot 66. This hearing began on
25 July 23rd, and was continued to September 24th, and

1 concluded on October 22nd.

2 The decision meeting on October 29th was
3 postponed. And participating are Chairman Hill, Vice
4 Chair Blake, and Chairman Hood.

5 BZA CHAIR HILL: Okay, great. So, I know that
6 there is some continued -- I know that the Board is trying
7 to figure this out a little bit still. And we haven't
8 gotten to a place, because I know that I also am waiting
9 to kind of figure out what I think of this. And I know
10 that there are other members that feel the same way.

11 So, I would like to postpone this for another
12 week in terms of the decision. And, hopefully by that
13 time, we can all figure out what we want to talk about.

14 That would be the 19th? Yeah, next week's
15 the 19th. That's just before Thanksgiving. So, let's
16 definitely try to get this done, right?

17 So, and hopefully, Chairman Hood, are you
18 available? We can do it just -- we're doing it at the
19 beginning of the day anyway. Can you come in the
20 morning?

21 ZC CHAIR HOOD: I have a -- on the 19th I have
22 a funeral service to go to. So, you can either do it
23 early -- no, probably late. It'll probably be later.
24 I'll be back later. I should be back later.

25 BZA CHAIR HILL: That's fine. That's fine.

1 How late do you need on the 19th?

2 ZC CHAIR HOOD: It should be over -- if you
3 all are still around, it should be over by -- I should
4 be back by 1:00.

5 BZA CHAIR HILL: Okay. Madam Secretary, do
6 you know what our 19th is looking like? Does it look
7 like -- well, we'll probably be past after lunch, I
8 think. It's the day before the Thanksgiving one.

9 MS. MEHLERT: Yeah. There's seven hearing
10 cases, including two with party status or party status
11 requests.

12 BZA CHAIR HILL: Oh, yeah. We're going to
13 be here, then, late. So, Chairman Hood, I mean, you
14 just let us know when you think you might be able to
15 come back and we'll do these two decisions or at least
16 this one. And then, we're going to talk about the next
17 one whenever you get back.

18 ZC CHAIR HOOD: I can always do a proxy,
19 because one of my other colleagues will be there. So,
20 you'll have a quorum.

21 BZA CHAIR HILL: No, that's true. But I'd
22 still like to actually have a discussion, if that's okay.
23 If you're available.

24 ZC CHAIR HOOD: Yeah, yeah. I'm going to try
25 to -- we'll work it out. Okay.

1 BZA CHAIR HILL: Okay, great. All right.
2 So, we'll do this decision now in the afternoon of the
3 19th.

4 And, Madam Secretary, you may call the next
5 one.

6 MS. MEHLERT: Next is Application Number
7 21307 of Henry Tam and Lan Tran. This is a
8 self-certified application pursuant to Subtitle X,
9 Section 901.2, for a special exception under Subtitle
10 U, Section 320.2, to allow the conversion of an existing
11 residential building to a three-unit apartment house,
12 pursuant to Subtitle X, Section 1002 for an area variance
13 from the minimum lot area requirement of Subtitle U,
14 Section 320.2(c), to allow conversion to an apartment
15 house use with less than 900 square feet of land area
16 per each existing and new unit.

17 And, pursuant to Subtitle X, Section 901.2
18 for a special exception under Subtitle C, Section 703.2
19 from the minimum vehicle requirements of Subtitle C,
20 Section 701.5. This is a conversion of an existing
21 residential building to a three-unit apartment house.

22 It's located in the RF-1 zone at 725 Hobart Place,
23 Northwest, Square 2888, Lot 197.

24 This hearing also began on July 23rd, and
25 concluded on October 22nd. The decision on October

1 29th, was postponed. And participating are Chairman
2 Hill, Vice Chair Blake, and Chairman Hood.

3 BZA CHAIR HILL: Okay. As I just mentioned,
4 this one again is the discussion about the 900 square
5 foot rule. And I think that we need another week to
6 come to some conclusion. And so I'd like to postpone
7 this until next week. And Chairman Hood said he could
8 come back in the afternoon. So, we'll go ahead and
9 postpone this until the afternoon for a decision.

10 And then, that's it for that one. I guess
11 you can call our next case. Or, our next item of
12 business, sorry.

13 MS. MEHLERT: Next, still on the Board's
14 meeting session, is Application Number 19475-A of
15 Washington DC 2601 Virginia Owner, LLC. This is a
16 request pursuant to Subtitle Y, Section 703 for a
17 modification without hearing of the Order Approving
18 Application Number 19475 to create eight additional
19 dwelling units on the second floor and relocate the
20 residential amenity space to the ground floor in place
21 of retail use.

22 It's located in the MU-2 zone at 2601 Virginia
23 Avenue, Northwest, Square 6, Lot 42. And, as a
24 preliminary matter, there is a request from ANC-2A to
25 postpone the Board's consideration of this case.

1 BZA CHAIR HILL: Okay, great. Thank you.
2 So, I had a chance to look at the request for the
3 postponement, as well as, the modification. And,
4 unfortunately, I think that the request that the ANC
5 has made, really kind of speak to issues that aren't
6 necessarily zoning related for us. Meaning, they're
7 speaking about the retail and that we cannot really make
8 them do retail the way they, you know, the way they want
9 the retail to be, I guess, is kind of how I'm saying.

10 And I think that the parties should continue
11 talking in discussions. I mean, you know, it's the
12 property owner and the ANC, so they want to have a good
13 relationship with the ANC.

14 So, I hope that they do continue to have
15 discussions. But I also think that, like, you know,
16 they're asking it for it to be out until February. And
17 I think that's kind of an unreasonable time for that
18 length from now we're in November.

19 And then the other is that had we tried to
20 get it for a hearing, even with our requirements, it
21 would have pushed them out into the holiday, which then
22 would have pushed them into January. And I think that
23 the modification is relatively clear in terms of what
24 they're asking for. And it does have the -- and I would
25 agree with the analysis the Office of Planning had put

1 forward.

2 So, basically, though, that's where my
3 thoughts are on the postponement. And then we can also
4 talk about the modification. But do you all agree with
5 what I'm putting forward, to have this discussion today
6 and for those reasons?

7 And may I ask your thoughts, Mr. Blake?

8 VICE CHAIR BLAKE: Yeah, Mr. Chair, I agree
9 with you. I think you really articulated the matter
10 head on, spot on. This modification is appropriate for
11 the consent calendar. And it doesn't require any
12 modifications or the relief requested to the conditions
13 or approval. And, as you said, the option we have in
14 front of us is to, you know, deny, approve, ask for more
15 information, or open it up for a public hearing.

16 And I don't think that -- I don't believe that
17 any -- the impact that we have will not be better
18 understood with public testimony. I think we can digest
19 it and assess it here.

20 And, again, the concerns that I believe are
21 at the root, which were in the record to some extent,
22 are beyond the purview, we are dealing with retail, which
23 is beyond the purview of the Board. So, I think we
24 should go on and hear it now.

25 BZA CHAIR HILL: Thank you. Chairman Hood?

1 ZC CHAIR HOOD: I would agree with both of
2 you. We don't want -- and I always say, we don't want
3 to put people on promised land. And, again, as you
4 mentioned, Mr. Chairman, it's not in our jurisdiction.

5 And I think what -- the request in front of us, I think
6 we can grapple with that. Their issues, they can work
7 that out. But I think we can deal with what's in front
8 of us today. Thank you.

9 BZA CHAIR HILL: Thank you. All right.
10 Okay. So, I'm going to go ahead and make a motion to
11 deny the request for a postponement and ask for a second.
12 Mr. Blake?

13 VICE CHAIR BLAKE: Second.

14 BZA CHAIR HILL: A motion been made and
15 seconded. Madam Secretary, you can take a roll call,
16 please?

17 MS. MEHLERT: Please respond to the Chair's
18 motion to deny the ANC's postponement request.
19 Chairman Hill?

20 BZA CHAIR HILL: Yes.

21 MS. MEHLERT: Vice Chair Blake?

22 VICE CHAIR BLAKE: Yes.

23 MS. MEHLERT: Chairman Hood?

24 ZC CHAIR HOOD: Yes.

25 MS. MEHLERT: Staff will record the vote is

1 three to zero to two, to deny the ANC's postponement
2 request on Application 19475-A.

3 BZA CHAIR HILL: Okay. Thank you. So, now
4 I -- give me a second here. Can you all give me one
5 second? I'll be right back. Thank you.

6 I'm sorry. Thanks. Yeah, I made an error
7 when I was looking through this. I quoted the OP report.
8 And I had been reading their request and why they were
9 requesting for the modification. And I was thinking
10 I was comfortable moving forward.

11 But I'd rather have an OP report. And so I'm
12 going to ask the Secretary to reach out to the Office
13 of Planning and see what is going on with that. And
14 then we can either do this later in the day or we'll
15 see if we have to push it off.

16 I'm just looking at my fellow Board Members
17 if you have anything to say? But, not seeing you raising
18 your hands, I'm going to assume that we can move forward
19 with that.

20 So, Madam Secretary, did you hear all that?

21 MS. MEHLERT: Yes, I did.

22 BZA CHAIR HILL: Okay, great. So, we're
23 going to put that at the end of the day or maybe not.

24 Let's see where we are. And you can call our next item
25 of business, please.

1 MS. MEHLERT: Yes. This is returning back
2 to the Board's meeting session, Application Number
3 19475-A of Washington DC 2601 Virginia Owner, LLC.

4 This is a request pursuant to Subtitle Y,
5 Section 703 for a modification without hearing of the
6 order approving Application Number 19475, to create
7 eight additional dwelling units on the second floor and
8 relocate the residential amenity space to the ground
9 floor in place of retail use.

10 This is located in the MU-2 zone at 2601
11 Virginia Avenue, Northwest, Square 6, Lot 42. And OP
12 did submit a report in Exhibit 9 in the record.

13 BZA CHAIR HILL: Okay. Thank you. Just to
14 remind the Board, we started the day with this. And
15 we spoke about the postponement request from the ANC
16 and spoke about how we didn't think that the request
17 was necessarily germane to what we would be able to do.

18 And also, that it was not really going to be
19 easy to postpone it, because we wouldn't be able to come
20 back. February seemed a little bit unreasonable and
21 had we done the time for a postponement, it would have
22 kicked us into the holidays and would have gone into
23 January.

24 And, as I said before, I didn't think that
25 what they were concerned about is something that would

1 have been within our purview regardless. And so, we
2 voted to deny the postponement request.

3 So, I just wanted to kind of sum that up again.

4 Then, the other was that I was unclear as to the feedback
5 that we were to oversee from the Office of Planning.

6 There is now a report in the Office of Planning that
7 outlines why they are supporting this modification.

8 And so, I would agree with that outline.

9 There's been put forward by the Office of
10 Planning concerning all of the different thoughts that
11 they had on this modification. Also, I would mention
12 that there were some conditions to the original order
13 which can be referenced in this order, because I think
14 the conditions remain the same.

15 So, I will be voting in favor of this
16 modification. And I wanted to see what my fellow Board
17 Members had to say, starting with you, Mr. Blake?

18 VICE CHAIR BLAKE: Sure. Mr. Chair, I think
19 I'm in favor of the modification. I think the change
20 in plans represents relatively modest increase in the
21 unit count. And the reconfiguration of the space makes
22 use of a retail space on the ground floor that's been
23 vacant for five years. And we know in this environment
24 that is a very realistic activity.

25 So, there will be some, just in fact, there

1 will still be some retail use on the first floor. So,
2 I believe that the Applicant -- I'm comfortable in
3 supporting the modification.

4 BZA CHAIR HILL: Thank you. Chairman Hood?

5 ZC CHAIR HOOD: I, too, Mr. Chairman, and I'm
6 comfortable in supporting the modification. I think
7 the update of the Office of Planning's report, which
8 was just submitted, I think helps me really get over
9 the hurdle. And I will be voting to support of this
10 application.

11 BZA CHAIR HILL: Thank you. All right. I'm
12 going to make a motion then to approve Application
13 19475-A as captioned and read by the Secretary, and ask
14 for a second. Mr. Blake?

15 VICE CHAIR BLAKE: Second.

16 BZA CHAIR HILL: A motion been made and
17 seconded. Madam Secretary, take a roll call, please?

18 MS. MEHLERT: Please respond to the Chair's
19 motion to approve the application. Chairman Hill?

20 BZA CHAIR HILL: Yes.

21 MS. MEHLERT: Vice Chair Blake?

22 VICE CHAIR BLAKE: Yes.

23 MS. MEHLERT: Chairman Hood?

24 ZC CHAIR HOOD: Yes.

25 MS. MEHLERT: Staff will record the vote as

1 three to zero to two, to approve Application Number
2 19475-A on the motion made by Chairman Hill and seconded
3 by Vice Chair Blake.

4 BZA CHAIR HILL: Okay, great. Thank you.
5 Madam Secretary, do we have anything else before the
6 Board today?

7 MS. MEHLERT: There is nothing else.

8 BZA CHAIR HILL: Okay. Well, you all have
9 a lovely day and I'll see you the next time I see you.
10 We're adjourned.

11 ZC CHAIR HOOD: Have a great day. Good job.

12 BZA CHAIR HILL: Bye-bye. Thank you, you,
13 as well.

14 (Whereupon, the above-entitled matter went
15 off the record at 9:45 a.m.)
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1 C E R T I F I C A T E

2 This is to certify that the foregoing transcript was
3 duly recorded and accurately transcribed under my
4 direction; further, that said transcript is a true and
5 accurate record of the proceedings; and that I am neither
6 counsel for, related to, nor employed by any of the
7 parties to this action in which this matter was taken;
8 and further that I am not a relative nor an employee
9 of any of the parties nor counsel employed by the
10 parties, and I am not financially or otherwise
11 interested in the outcome of the action.

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Shresta Beleda