

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 10, 2026

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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 9:30 a.m. EDT, Michelle Pourciau, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

MICHELLE POURCIAU, Chairperson
PAUL GOLDSTEIN, Vice-Chairperson
MELISSA LINDSJO, NCPC Designee

ZONING COMMISSION MEMBER PRESENT:

GWEN WRIGHT, District Resident Appointee

OFFICE OF ZONING STAFF PRESENT:

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

OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

SARAH BAJAJ, ESQ.
CARISSA DEMARE, ESQ.

The transcript constitutes the minutes from the Regular Public Meeting held on June 10, 2026.

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

(9:32 a.m.)

CHAIRPERSON POURCIAU: Good morning, ladies and gentlemen. The Board of Zoning Adjustment's June 10, 2026, public hearing will please come to order.

My name is Michelle Pourciau, Chairperson of the District of Columbia Board of Zoning Adjustment. Joining me today are Board Vice Chair Paul Goldstein, Board Member Melissa Lindsjo, and our participating member from the Zoning Commission, Gwen Wright.

On June 9, 2026, the Board entered into a closed meeting session for the purpose of obtaining legal advice from counsel. This closed meeting was voted upon previously in a public setting to be held for the purpose of obtaining legal advice from our counsel and deliberate, but not vote, on contested cases on today's agenda. While discussions were held, there were no decisions made.

Today's meeting and hearing agendas are available on the Office of Zoning's website. Please be advised that this proceeding is being recorded by a court reporter and is also webcast live via Webex and YouTube Live, the video of the webcast will be

1 available on the Office of Zoning's website after
2 today's hearing.

3 Accordingly, everyone who is listening on
4 Webex or by telephone will be muted during the
5 hearing. If you experience difficulty accessing
6 Webex or with your telephone call-in, then please
7 call our Office of Zoning hotline number at 202-727-
8 5471 to receive Webex login or call-in instructions.

9 Our next item is to vote on a closed
10 meeting. The Board will hold a closed meeting on
11 June 16th, 2026, at 2:00 p.m.. This session is
12 being held in order for the Board to receive legal
13 advice from its counsel regarding the (audio
14 interference) to D.C. Official Code Section 2-
15 575(b)(4) (audio interference) deliberate, but not
16 vote, on the contested cases, pursuant to D.C.
17 Official Code Section 2-575(b)(13). I will ask the
18 Secretary to provide the list of cases on the
19 agenda.

20 MS. MEHLERT: So, for June 17th, the cases
21 scheduled are 21416 of Eastern Avenue Holdings III,
22 LLC; 21420 of Eastern Avenue Holdings III, LLC;
23 20584B of King's Creek, LLC; 20716A of A Street
24 Development, LLC; 21429 of Rachel Kohli; 21434 of
25 Maria Del Carmen Cabieses; 21437 of HDR Holdings,

1 LLC; 21349A of Ed Fendley; 21430 of 1365 Perry, LLC;
2 21438 of Emerald Wings, LLC; 21441 of District Line
3 Development, LLC; and 21447 of Christopher Boehmler.

4 CHAIRPERSON POURCIAU: I will now make a
5 motion to enter into closed session on June 16th --
6 sorry, June 17th, 2026 -- no, I'm sorry. I will now
7 make a motion to enter into closed session on
8 Tuesday, June 16th, 2026 at 2:00 p.m. Is there a
9 second?

10 VICE CHAIR GOLDSTEIN: Second.

11 CHAIRPERSON POURCIAU: Thank you, Vice
12 Chair. The motion has been seconded. Will the
13 Secretary now please take a roll call?

14 MS. MEHLERT: Please respond to the Chair's
15 motion to hold a closed meeting with legal counsel
16 on June 16th at 2:00 p.m. Chair Pourciau?

17 CHAIRPERSON POURCIAU: Yes.

18 MS. MEHLERT: Vice Chair Goldstein?

19 VICE CHAIR GOLDSTEIN: Yes.

20 MS. MEHLERT: Board Member Lindsjo?

21 MEMBER LINDSJO: Yes.

22 MS. MEHLERT: And Commissioner Wright?

23 COMMISSIONER WRIGHT: Yes.

24 MS. MEHLERT: Staff would record the vote
25 as four to zero -- sorry, staff would record the

1 vote as four to zero to one, to approve the motion
2 made by Chair Pourciau and seconded by Vice Chair
3 Goldstein.

4 CHAIRPERSON POURCIAU: Thank you, the
5 motion passes. The Board will meet in closed
6 session on Tuesday, June 16th, at 2:00 p.m.

7 Today, we will begin our decision meeting
8 session followed by our hearing session. Please be
9 advised that we do not take any public testimony at
10 our meeting session, public testimony will be taken
11 during the hearing session.

12 However, in today's hearing session,
13 everyone who is listening on Webex or by telephone
14 will be muted during the hearing, and only persons
15 who have signed up to participate or testify will be
16 unmuted at the appropriate time. Please state your
17 name and home address before providing oral
18 testimony on your presentation.

19 Oral presentations should be limited to a
20 summary of your most important points. When you're
21 finished speaking, please mute your audio so that
22 your microphone is no longer picking up sound or
23 background noise.

24 All persons planning to testify, either in
25 favor or in opposition, should have signed up in

1 advance. They will be called by name to testify.
2 By signing up to testify, all participants completed
3 the oath of affirmation as required by Subtitle Y,
4 Section 408.7.

5 Requests to enter evidence at the time of
6 an online virtual hearing, such as written testimony
7 or additional supporting documents, other than live
8 video, which may not be presented as part of the
9 testimony, may be allowed pursuant to Title Y,
10 section 103.13.

11 The order of procedure for special
12 exceptions and variances pursuant to Subtitle Y,
13 Section 409. Time constraints for testimony shall
14 be maintained pursuant to Subtitle Y, Sections 408
15 (audio interference) and 408.3.

16 Once again, if you experience difficulty
17 accessing Webex or with your telephone call-in, or
18 if you have forgotten to sign up 24 hours prior to
19 the hearing, then please call the Office of Zoning
20 hotline number at 202-727-5471 to sign up to testify
21 and to receive Webex login and instructions.

22 Conclusion of each case, an individual who
23 was unable to testify because of technical issues
24 may file a request for leave to file a written
25 version of the planned testimony to the record

1 within 24 hours following the conclusion of public
2 testimony in the hearing.

3 If additional written testimony is
4 accepted, the parties will be allowed time to
5 respond as determined by the Board. The Board will
6 then make its decision at its next meeting session,
7 but no earlier than 48 hours after the hearing. At
8 the conclusion of the Board's decision meeting
9 sessions or hearing session, the Office of Zoning in
10 consultation with the Chair will determine whether a
11 full summary order may be issued.

12 A full order is required when the decision
13 it contains is adverse to a party, including an
14 affected ANC. A full order may also be needed if
15 the Board's decision differs from the Office of
16 Planning's recommendation. Although the Board
17 favors the use of summary orders whenever possible,
18 an applicant may not request the Board to issue such
19 an order.

20 Finally, the District of Columbia
21 Administrative Procedures Act requires that the
22 public hearing on each case be held in the open
23 before the public. However, pursuant to Sections
24 405(b) and 406 of that Act, the Board may,
25 consistent with its rules of procedure and the Act,

1 enter into a closed meeting in case of purpose of
2 seeking legal counsel on a case pursuant to D.C.
3 Official Code Section 2-575(b)(4) and/or
4 deliberating on a case pursuant to D.C. Official
5 Code Section 2-575(b)(13), but only after providing
6 the necessary public notice, and in the case of an
7 emergency closed meeting, after taking a roll call
8 vote. Madam Secretary, do you have any other
9 preliminary matters?

10 MS. MEHLERT: Good morning, Madam Chair and
11 members of the Board. There are a couple changes to
12 the agenda for today. Appeal Number 21314 of
13 Burleith Citizens Association has been rescheduled
14 to July 22nd, 2026.

15 Application Number 20492A of 2405 Alabama
16 Avenue, LLC has been withdrawn, and Application
17 Number 21399 of 57th Street News, Inc. has been also
18 withdrawn.

19 There were a few 24-hour date filings that
20 were submitted after the 24-hour filing deadline,
21 but I will note those, as well as any other
22 preliminary matters, for the Board when the case is
23 called.

24 CHAIRPERSON POURCIAU: Very good. Our
25 public hearing will now come to order and we will

1 have one slight change to the agenda. We'll be
2 taking up Case 21451 first.

3 Madam Secretary, would you please proceed?

4 MS. MEHLERT: Just to clarify, would the
5 Board like to start with its public meeting agenda
6 item first?

7 CHAIRPERSON POURCIAU: Yes, thank you.
8 Public meeting agenda item first.

9 MS. MEHLERT: So, first, in the Board's
10 meeting agenda is the Board's consideration of draft
11 final orders. This is for the Board to take action
12 on the issuance of draft final orders in Appeal
13 Number 20191 of DC for Reasonable Development;
14 Appeal Number 20232 of ANC 6C; Application Number
15 21263 of Susan M. Tamborini, Trustee; Application
16 Number 20390 of Potomac Venture Group, LLC; and
17 Application Number 21017 of Philip H. Bishop.

18 CHAIRPERSON POURCIAU: Thank you. I'd like
19 to request a motion to issue final orders.

20 MEMBER WRIGHT: Thank you, Chairperson, I
21 would be glad to make a motion to issue the final
22 orders on the cases that were enumerated. The
23 proposed orders were sent to parties in each case,
24 to afford them an opportunity to present written
25 exceptions. No exceptions were received from

1 parties on any of the listed cases, thus the
2 proposed orders have been completed as final draft
3 orders and I believe they are ready for action, and
4 I move that we issue them.

5 CHAIRPERSON POURCIAU: Thank you so much.

6 MEMBER LINDSJO: I second that.

7 CHAIRPERSON POURCIAU: It's been motioned
8 and seconded. Madam Secretary, would you call the
9 vote?

10 MS. MEHLERT: Please respond to
11 Commissioner Wright's motion to approve the issuance
12 of the draft orders. Chair Pourciau?

13 CHAIRPERSON POURCIAU: Yes.

14 MS. MEHLERT: Vice Chair Goldstein?

15 VICE CHAIR GOLDSTEIN: Yes.

16 MS. MEHLERT: Board member Lindsjo?

17 MEMBER LINDSJO: Yes.

18 MS. MEHLERT: And Commissioner Wright?

19 COMMISSIONER WRIGHT: Yes.

20 MS. MEHLERT: Staff would record the vote
21 as four to zero, to approve the issuance of the
22 draft orders on the motion made by Commissioner
23 Wright and seconded by Board Member Lindsjo.

24 CHAIRPERSON POURCIAU: Thank you. That
25 concludes the public meeting and we will proceed to

1 the -- that concludes our public meeting and we will
2 proceed to the virtual public meeting agenda.

3 (Whereupon, the above-entitled matter went
4 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
5 and accurate record of the proceedings; and that I
6 am neither counsel for, related to, nor employed by
7 any of the parties to this action in which this
8 matter was taken; and further that I am not a
9 relative nor an employee of any of the parties nor
10 counsel employed by the parties, and I am not
11 financially or otherwise interested in the outcome
12 of the action.

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18 _____
19 James Cordes
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