

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

+ + + + +

WEDNESDAY

June 17, 2026

+ + + + +

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

ZONING COMMISSION MEMBERS PRESENT:

ANTHONY J. HOOD, Chairperson  
GWEN WRIGHT, District Resident Appointee  
JOSEPH S. IMAMURA, PhD, AOC Designee

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 17, 2026.

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

2 (9:31 a.m.)

3 BZA CHAIR POURCIAU: Well, good morning,  
4 ladies and gentlemen and welcome to the Board of  
5 Zoning Adjustment's June 17, 2026 public hearing.  
6 Will we please come to order? My name is Michelle  
7 Pourciau, Chair of the District of Columbia Board of  
8 Zoning Adjustment. Joining me today are Board  
9 Members Vice Chair Paul Goldstein and from the  
10 Zoning Commission we have Commissioner Joseph  
11 Imamura. And during our first session today we are  
12 joined by both chairmen, Zoning Commission Chairman  
13 Anthony Hood and Zoning Commissioner Gwen Wright. I  
14 want to thank you all, we've got a full house of  
15 zoning with us today.

16 On June 16 2026, the Board entered into a  
17 closed meeting session for the purpose of obtaining  
18 legal advice from counsel. This closed meeting was  
19 voted upon previously in a public setting to be held  
20 for the purpose of obtaining legal advice from our  
21 counsel and deliberate, but not vote on contested  
22 cases on today's agenda. While discussions were  
23 held, there were no decisions made.

24 Today's meeting and hearing agendas are  
25 available on the Office of Zoning's website. Please

1 be advised that this proceeding is being recorded by  
2 a court reporter and is also webcast live via Webex  
3 and YouTube Live. The video of the webcast will be  
4 available on the Office of Zoning's website after  
5 today's hearing. Accordingly, everyone who is  
6 listening on Webex or by telephone will be muted  
7 during the hearing. If you experience difficulty  
8 accessing Webex or with your telephone call-in, then  
9 please call our Office of Zoning hotline number at  
10 202-727-5471 to receive Webex login or call-in  
11 instructions.

12 Today we will begin our decision meeting  
13 session followed by our hearing session. Please be  
14 advised that we do not take any public testimony on  
15 our meeting session. Public testimony will be taken  
16 during the hearing session. In today's hearing  
17 session, everyone who is listening on Webex or by  
18 telephone will be muted during the hearing, and only  
19 persons who have signed up to participate or testify  
20 will be unmuted at the appropriate time. Please  
21 state your name and home address before providing  
22 oral testimony or your presentation. Oral  
23 presentations should be limited to a summary of your  
24 most important points. When you are finished  
25 speaking, please mute your audio so that your

1 microphone no longer is picking up sound or  
2 background noise.

3 All persons planning to testify either in  
4 favor or opposition should have signed up in  
5 advance. They will be called by name to testify.  
6 By signing up to testify all participants completed  
7 the oath or affirmation as required by Subtitle Y  
8 Section 408.7. Requests to enter evidence at the  
9 time of an online virtual hearing, such as written  
10 testimony or additional supporting documents other  
11 than live video, which may not be presented as part  
12 of the testimony, may be allowed pursuant to  
13 Subtitle Y Section 103.13.

14 The order of procedure for special  
15 exceptions and variances is pursuant to Subtitle Y  
16 Section 409. Time constraints for hearing testimony  
17 will be maintained pursuant to Subtitle Y Sections  
18 408.2 and 408.3. Once again, if you experience  
19 difficulty accessing Webex or with your telephone  
20 call-in, or if you have forgotten to sign up 24  
21 hours prior to hearing then please call our office's  
22 only hotline number at 202-727-5471 to sign up to  
23 testify and to receive Webex login or call-in  
24 instructions.

25 At the conclusion of each case, an

1 individual who was unable to testify because of  
2 technical issues may file a request for leave to  
3 file a written version of the planned testimony to  
4 the record within 24 hours following the conclusion  
5 of public testimony in the hearing.

6 If additional written testimony is  
7 accepted, then parties will be allowed a reasonable  
8 time to respond as determined by the Board. The  
9 Board will then make its decision at its next  
10 meeting session, but no later than 48 hours after  
11 the hearing. At the conclusion of the Board's  
12 decision meeting session or hearing session, the  
13 Office of Zoning in consultation with the chair,  
14 will determine whether a full summary order may be  
15 issued. A full order is required when the decision  
16 it contains is adverse to a party, including an  
17 affected ANC. A full order may also be needed if  
18 the Board's decision differs from the Office of  
19 Planning's recommendation.

20 Although the Board favors the use of  
21 summary orders whenever possible, an applicant may  
22 not request the Board to issue such an order. And  
23 finally, the District of Columbia Administrative  
24 Procedures Act requires that the public hearing on  
25 each case be held in the open before the public.

1 However, pursuant to Sections 405(b) and 406 of that  
2 Act, the Board may, consistent with its rules and  
3 procedure and the Act, enter into a closed meeting  
4 in a case of purposes of seeking legal counsel on a  
5 case pursuant to D.C. Official Code Section 2-  
6 575(b)(4) and/or deliberating on a case pursuant to  
7 D.C. Official Code Section 2-575(b)(13), but only  
8 after providing the necessary public notice, and in  
9 the case of an emergency closed meeting, after  
10 taking a roll call vote.

11 Madam Secretary, do you have any  
12 preliminary matters? I do think that at this point  
13 I want to announce that we will be having a closed  
14 session next week.

15 (No audible response.)

16 BZA CHAIR POURCIAU: The next item on our  
17 agenda is a vote for the Board to hold a closed  
18 meeting on Tuesday, June 23, 2026. This session is  
19 being held in order for the Board to receive legal  
20 advice from its counsel regarding the cases noted on  
21 the agenda for our next hearing date, which is June  
22 24, 2026. That meeting and to preserve the  
23 attorney-client privilege between the Board and its  
24 attorney pursuant to D.C. Official Code Section 2-  
25 575(b) 4(a) and to deliberate but not vote on the

1 contested cases pursuant to D.C. Official Code  
2 Section 2-575(b)13. I will ask the secretary to  
3 provide the list of cases on that agenda.

4 SECRETARY MEHLERT: The cases on the June  
5 24 agenda are 21329 of Stephen Jackson, 20974A of DC  
6 Chinatown Hotel Owner LLC, 21435 of Yosef Asmelash  
7 and Mery, LLC, 21436 of St. Joseph's on Capitol Hill  
8 Catholic Church, Inc., 21439 of 1908 Irving Street,  
9 LLC, 21444 of Gordon Seagrave, and 21445 of Mehmet  
10 Onur Ozlu and Romain Bordes.

11 BZA CHAIR POURCIAU: And I'd like to now  
12 ask for a motion to enter into closed session -- or  
13 I will enter a motion, sorry, to enter into a closed  
14 session on June 23, 2026. Is there a second?

15 VICE CHAIR GOLDSTEIN: Second.

16 BZA CHAIR POURCIAU: The motion has been  
17 seconded. Will the secretary now please take a roll  
18 call vote?

19 SECRETARY MEHLERT: Please respond to the  
20 Chair's motion to hold a closed meeting with the  
21 counsel on June 23 at 2:00 p.m. Chair Pourciau?

22 BZA CHAIR POURCIAU: Yes.

23 SECRETARY MEHLERT: Vice Chair Goldstein?

24 VICE CHAIR GOLDSTEIN: Yes.

25 SECRETARY MEHLERT: And Dr. Imamura?

1 COMMISSIONER IMAMURA: Yes.

2 SECRETARY MEHLERT: Staff would record the  
3 vote as 3 to 0 to 2 to approve the motion made by  
4 Chair Pourciau and seconded by Vice Chair Goldstein.

5 BZA CHAIR POURCIAU: The motion passes.  
6 The Board will meet in closed session on Tuesday,  
7 June 23, 2026 at 2:00 p.m. Thank you so much.  
8 Madame Secretary, would you please call the first  
9 decision item for us?

10 SECRETARY MEHLERT: Yes, just wanted to  
11 note a schedule change for today. The time  
12 extension request number 20716A of A Street  
13 Development LLC has been administratively  
14 rescheduled to July 22, 2026 to that public meeting.

15 The first case in the Board's public  
16 meeting session is Application No. 21416 of Eastern  
17 Avenue Holdings III, LLC. As amended, this is a  
18 self-certified application pursuant to Subtitle X §  
19 901.2 for a Special Exception under Subtitle U § 421  
20 allow a new residential development. And under  
21 Subtitle F § 201.4 to allow a 1.084 area ratio in a  
22 voluntary inclusionary development.

23 This is for the creation of nine additional  
24 dwelling units in an existing 15-unit apartment  
25 house with a three-story rear addition to an

1 existing three-story detached building. It's  
2 located in the RA-1 zone at 1342 Eastern Avenue,  
3 Northeast Sq. 5172, Lot 0809. This hearing was  
4 completed on June 3. The Board requested additional  
5 information from the applicant, which is in Exhibits  
6 33 through 33I and participating in the hearing were  
7 Chair Pourciau, Vice Chair Goldstein, Board Member  
8 Lindsjo, and Chairman Hood.

9 BZA CHAIR POURCIAU: Thank you Madame  
10 Secretary. I guess we'd like to discuss this case.  
11 Chairman Hood, would you like to begin the  
12 discussion on this item, please?

13 ZC CHAIR HOOD: I sure will, Madame Chair.  
14 First of all let me say good morning to everyone.  
15 Madame Chair, on this case, Application No. 21416  
16 Eastern Avenue Holdings III, LLC, the relief that  
17 was requested as we all know, as we heard this case,  
18 Subtitle U421 to allow a new residential development  
19 24-unit apartment house, and to just reiterate what  
20 Secretary Mehlert was mentioned, under Subtitle  
21 F201.4 to Lot 108 floor area ratio in a voluntary  
22 inclusionary development.

23 After reviewing this case, I know I pushed  
24 for some other things that may not necessarily be  
25 germane but I think it was very important that the

1 record be complete because of the concerns that were  
2 expressed to us in opposition about displacement. I  
3 know displacement is not necessarily in front of the  
4 Board, but for me, I had to have a comfort level to  
5 make sure that those who are going to be moved  
6 around, or whatever's going to happen, that there  
7 was some type of system in place.

8           At the time that we heard this case --  
9 first of all let me back up and say I think it meets  
10 the development standards when I look at the relief  
11 requested, it meets the built elements standards, as  
12 well as the voluntary inclusionary development which  
13 is being asked for, which it increases certain areas  
14 which gives more height or whatever the case may be,  
15 I think it meets all of that.

16           My concern was the addressing of the human  
17 beings who were in and around the project. There  
18 was nothing in the record at the time that showed us  
19 how people were going to be treated. While it's not  
20 necessarily part of the review process for the BZA I  
21 think it's important as we go through these  
22 processes that our record reflects that we have done  
23 our due diligence. I've been around enough for  
24 years our legal counsel, my legal counsel at the  
25 time has told me that dislocation was not in my

1 purview. The courts say otherwise. And I've  
2 learned that over the years. So I know that some of  
3 the things that I've asked for in this case were not  
4 in our purview, but if it's ever challenged, I want  
5 to make sure we've done our due diligence because we  
6 don't really have that. At least I don't know of  
7 any case law, any ruling on this. I know some  
8 things have been cited. But either way, it meets  
9 the development standards according to the BZA rules  
10 and regulations. The relief requested. What gives  
11 me another comfort level is when I rehash after the  
12 applicant -- and I want to thank the applicant for  
13 submitting, regardless of whether it was applicable  
14 or not for submitting how people will be treated. I  
15 think that's very important. And I want to thank  
16 the applicant for doing that.

17 And also I want to, when I look at what the  
18 applicant has and the ANC, it gives me a comfort  
19 level to move forward. I have no issues with it  
20 because as far as our review is concerned it meets  
21 that review, and I would ask, and I think because of  
22 what we asked for, I think we have a more complete  
23 record to move forward our thoughts being requested  
24 of the BZA. That's all I really had to say, I don't  
25 see any issues with this. I will be ready to vote

1 in favor. Thank you.

2 BZA CHAIR POURCIAU: Vice Chair Goldstein,  
3 would you like to add anything?

4 VICE CHAIR GOLDSTEIN: Thank you very much,  
5 and thank you Commissioner Hood. I think very well  
6 said. I do want to note that the applicant did  
7 revise the plans based on Office of Planning  
8 fronting and our suggestion regarding the HVAC unit  
9 locations. I appreciated the change that was made.  
10 Additionally I believe there was some discussion  
11 about a DDOT curb cut width issue. My memory is  
12 that this is an issue that will continue the need to  
13 be discussed with DDOT going forward, but it's more  
14 of a public space issue and less of a BZA issue.  
15 Please correct me if anyone has a different memory  
16 of that. I agree with Chairman Hood, I believe the  
17 standards have been met, and that's all I had to  
18 add.

19 BZA CHAIR POURCIAU: I'd just like to add  
20 it was Vice Chair Goldstein and I, it was our first  
21 meeting, and I want to thank Chairman Hood on his  
22 leadership on this item. I think we learned a lot  
23 from your leadership on this, and I think we'll have  
24 a better decision for it. So having said all that,  
25 would someone like to make a motion please?

1 Chairman Hood?

2 ZC CHAIR HOOD: Yes, I'll make the motion,  
3 and thank you for those nice comments. You all did  
4 a fabulous job for your first day. I'll just say  
5 that. I would move that we approve with the  
6 discussions captured and noted Application No. 21416  
7 of Eastern Avenue Holdings III, LLC and I ask for a  
8 second.

9 VICE CHAIR GOLDSTEIN: Second.

10 ZC CHAIR HOOD: Madame Chair, you can carry  
11 the motion. I'm used to carrying it but you can  
12 carry it, you can be the carrier.

13 BZA CHAIR POURCIAU: Madame Secretary, we'd  
14 like to hear the call for the vote please.

15 SECRETARY MEHLERT: Please respond to  
16 Chairman Hood's motion to approve the application.  
17 Chair Pourciau?

18 BZA CHAIR POURCIAU: Yes.

19 SECRETARY MEHLERT: Vice Chair Goldstein?

20 VICE CHAIR GOLDSTEIN: Yes.

21 SECRETARY MEHLERT: Chairman Hood?

22 ZC CHAIR HOOD: Yes.

23 SECRETARY MEHLERT: And I will note that  
24 there was an absentee ballot submitted by Board  
25 Member Lindsjo and her vote was to deny the

1 application. So staff would report the vote as 3 to  
2 1 to 1 to approve Application No. 21416 on the  
3 motion made by Chairman Hood and seconded by Vice  
4 Chair Goldstein.

5 BZA CHAIR POURCIAU: Madame Secretary,  
6 would you introduce the next case please?

7 SECRETARY MEHLERT: Next is Application No.  
8 21420, Eastern Avenue Holdings III, LLC. This is a  
9 self-certified application pursuant to Subtitle X §  
10 901.2 for a special exception under Subtitle U § 421  
11 to allow a new residential development. This  
12 project is a consolidation of two existing apartment  
13 houses, each in a three-story detached building for  
14 29 units total, with a three-story addition to  
15 create 18 new units of 47 total. This project is  
16 located in the RA-1 zone at 1106 and 1112 Eastern  
17 Avenue, Northeast, Sq. 5201, Lots 800 and 801. This  
18 hearing was completed on June 3 and the court  
19 requested additional information from the applicant  
20 and exhibits, 32 through 32I. Again participating  
21 in the hearing were Chair Pourciau, Vice Chair  
22 Goldstein, Board Member Lindsjo, and Chairman Hood.  
23 BZA CHAIR POURCIAU: Thank you very much.  
24 Is there discussion on this one? Again, Chairman  
25 Hood?

1           ZC CHAIR HOOD: Well thank you, Madame  
2 Chair.

3           BZA CHAIR POURCIAU: Thank you.

4           ZC CHAIR HOOD: I'll handle this one as  
5 well. Again Application No. 21420 of Eastern Avenue  
6 Holdings III, LLC. I do know that again I believe  
7 the relief in front of the BZA that was requested  
8 has been satisfied. I think the merits in this  
9 case, while asked for additional information, which  
10 has been gotten with the relocation I think still  
11 very warranted. And also I do want to echo what  
12 Empower DC had mentioned in there, and it's about  
13 people.

14           And what Empower DC basically was saying,  
15 there were certain conditions and things that we  
16 would like to at least point to. And I know I'll  
17 leave this up to the legal folks, at least if they  
18 could point to the -- I know that they can't make it  
19 a condition, I do know Office of Planning's  
20 proposing some conditions so I would implement that  
21 as well, but as far as the relocation, I don't know,  
22 but you don't have to answer me know, but I just ask  
23 the legal folks to always mention that there was a  
24 relocation plan, even though if you can't find it,  
25 if you can't understand, but it'll be on the record

1 from my conversation.

2 I think it meets the relief and it meets  
3 the review standards under the BZA rules and  
4 regulations and I don't have any further comment,  
5 and I would ask my colleagues to opine and add  
6 additional information, the same as the other case.

7 I appreciate the applicant providing the relocation  
8 plan which I think is very important. Again while  
9 it has not been challenged, it doesn't mean it's not  
10 a part of our ruling. And I'll just leave it at  
11 that. So thank you Madame Chair, I will be voting  
12 in favor of this application.

13 BZA CHAIR POURCIAU: Thank you so much.  
14 Vice Chair Goldstein, would you like to add  
15 anything?

16 VICE CHAIR GOLDSTEIN: Yeah, just one  
17 thing, but I also want to again say to Commissioner  
18 Hood thank you very much for your guidance on this  
19 one and appreciate your analysis of the tenant  
20 relocation issue that we were confronted with.

21 I do want to say the Office of Planning  
22 proposed a -- I believe a condition to condition  
23 their approval on the landscape and trash relocation  
24 plan. My understanding is they did not say there  
25 was any deficiency with what was proposed, but they

1 wanted to highlight it as part of their approval. I  
2 don't see a need to call it out as a condition of  
3 any approval, it's in the plan set that was  
4 submitted and just rely on their general support.  
5 So that's the only thing I have to add. I believe  
6 overall the applicant has met the criteria for U421  
7 relief. Thank you.

8 BZA CHAIR POURCIAU: Thank you. I have  
9 nothing further to add, other than again to thank  
10 Chairman Hood for his leadership, and I want to  
11 thank Vice Chair Goldstein for his thoroughness on  
12 these applications. Is there a motion? Chairman  
13 Hood, would you like to make a motion on this?

14 ZC CHAIR HOOD: Yes, thank you. I would  
15 agree with the vice chair. I definitely have no  
16 problems, but the condition I'd like the way it's --  
17 it's very well stated so I appreciate his  
18 thoroughness in not just this case, but all since  
19 I've been watching him the last three weeks, it has  
20 been. So with that I would move that we approve  
21 Application No. -- wait a minute, do I have -- okay,  
22 I was about to call the wrong case -- okay, I move  
23 that we approve Application No. 21420 as captured  
24 and discussed and ask for a second.

25 VICE CHAIR GOLDSTEIN: I'll second that.

1 Thank you.

2 BZA CHAIR POURCIAU: Thank you. Madame  
3 Secretary, would you please call the vote?

4 SECRETARY MEHLERT: Please respond to  
5 Chairman Hood's motion to approve the application.  
6 Chair Pourciau?

7 BZA CHAIR POURCIAU: Yes.

8 SECRETARY MEHLERT: Vice Chair Goldstein?

9 VICE CHAIR GOLDSTEIN: Yes.

10 SECRETARY MEHLERT: Chairman Hood?

11 ZC CHAIR HOOD: Yes.

12 SECRETARY MEHLERT: And there is another  
13 absentee ballot from Board Member Lindsjo and her  
14 vote is to deny the application. So staff would  
15 record the vote as 3 to 1 to 1 to approve  
16 Application No. 21420 on the motion made by Chairman  
17 Hood and seconded by Vice Chair Goldstein.

18 BZA CHAIR POURCIAU: Very good. Our next  
19 case, I want to thank you, Chairman Hood.

20 ZC CHAIR HOOD: Thank you, you all have a  
21 great day.

22 BZA CHAIR POURCIAU: You too.

23 ZC CHAIR HOOD: And I hope the applicant  
24 understands that relocation is very important to at  
25 least me, and I'm sure others as well. You all have

1 a great day.

2 BZA CHAIR POURCIAU: Thank you for bringing  
3 it up. I think at our last meeting they were a lot  
4 more serious and remorseful and I think we got to  
5 this point because they were really good with  
6 sharing the details, so we're joined by Commissioner  
7 Wright and she was also really a pleasure to work  
8 with in our second meeting, again, Vice Chair  
9 Goldstein and I, and also Ms. Lindsjo, we were all  
10 so new, so your guidance has been really  
11 appreciated. Madame Secretary, our next case,  
12 please?

13 SECRETARY MEHLERT: Next is 21431 of  
14 Eastern Avenue Holdings III, LLC. This is a self-  
15 certified application pursuant to Subtitle X § 901.2  
16 for special exceptions under Subtitle U § 421 to  
17 allow a new residential development and under  
18 Subtitle C § 703.2, the minimum vehicle parking  
19 space requirements of Subtitle C § 701.5. This is  
20 for the creation of ten additional dwelling units in  
21 an existing 18-unit apartment house with a three-  
22 story rear addition to an existing three-story  
23 detached building. It's located in the RA-1 zone at  
24 1218 Eastern Avenue, Northeast Sq. 5202, Lot 43.  
25 The Board heard this case last week on June 10 and

1 scheduled for decision. Participating are Chair  
2 Pourciau, Vice Chair Goldstein, Board Member  
3 Lindsjo, and Commissioner Wright.

4 BZA CHAIR POURCIAU: Thank you. I'd like  
5 to open this up for discussion now and I don't know  
6 if Vice Chair or Commissioner Wright, who would like  
7 to open the discussion?

8 VICE CHAIR GOLDSTEIN: Either way.  
9 Commissioner Wright, I'm happy to defer to you if  
10 you'd like to go first, or I can start.

11 COMMISSIONER WRIGHT: I'll just say two  
12 quick sentences which are that this case had the  
13 same relocation issues as the two that we just  
14 discussed. Again, I feel like we have gotten some  
15 good responses to the questions about relocation. I  
16 also note that if there are concerns about how  
17 relocation is handled, there are other government  
18 agencies in the District of Columbia that deal  
19 specifically with that issue, it's really not in the  
20 purview of the BZA. And that the relief that's  
21 being requested is pretty insignificant, just one  
22 parking space. There are no parking spaces now, and  
23 just eliminating one, and the addition of the unit.

24 So I think this is pretty straightforward and I  
25 definitely think it meets the standards for the

1 special exceptions and I'll be supporting it. That  
2 was more than two sentences I realize.

3 VICE CHAIR GOLDSTEIN: But helpful  
4 sentences, so thank you very much. I agree with  
5 your statements. The additional sentences as well.

6 I think the applicant has met the criteria for the  
7 U421 relief. The parking relief is only for one  
8 space. My understanding is that it's not feasible  
9 to provide the parking, there's an unapproved alley,  
10 DDOT had no objection to that approach. I do want  
11 to comment on one item, the Office of Planning  
12 referenced, which was the recommendation or  
13 condition providing a playground onsite. And the  
14 applicant addressed from their perspective that that  
15 was not something they would support and they gave a  
16 number of reasons during the hearing.

17 I would tend to agree with the applicant  
18 that although generally it's nice to have, I don't  
19 think there's any reason or condition the relief  
20 requested by having a playground provided, so I  
21 would not support that condition from the Office of  
22 Planning. Otherwise I think the applicant, as I  
23 mentioned, has met the standards for relief, and I  
24 have nothing further to add. Thank you.

25 BZA CHAIR POURCIAU: Thank you. I think

1 I'd just like to add these four cases were a little  
2 tricky for us even though somewhat basic, but the  
3 leadership of our commissioners in both the hearings  
4 really helped to guide us toward a path for  
5 decision-making and I want to thank Commissioner  
6 Wright for that. And Commissioner Wright, would  
7 you, or Vice Chair Goldstein like to offer a motion  
8 now?

9 COMMISSIONER WRIGHT: I'd be glad to offer  
10 a motion. I move that the BZA approve Application  
11 No. 21431 of Eastern Avenue Holdings, LLC and this  
12 is for the property at 1218 Eastern Avenue, and it  
13 is for two special exceptions for a new residential  
14 development and for exemption from the minimum  
15 parking space requirements. And this would be  
16 without the condition about the playground. And I  
17 ask for a second.

18 VICE CHAIR GOLDSTEIN: I'll second.

19 BZA CHAIR POURCIAU: Excellent. Could you  
20 please call the vote, Secretary Mehlert?

21 SECRETARY MEHLERT: Please respond to  
22 Commissioner Wright's motion to approve the  
23 application. Chair Pourciau?

24 BZA CHAIR POURCIAU: Yes.

25 SECRETARY MEHLERT: Vice Chair Goldstein?

1 VICE CHAIR GOLDSTEIN: Yes.

2 SECRETARY MEHLERT: Commissioner Wright?

3 COMMISSIONER WRIGHT: Yes.

4 SECRETARY MEHLERT: And there is an  
5 absentee ballot from Board Member Lindsjo and her  
6 vote is to deny the application. So staff would  
7 record the vote as 3 to 1 to 1 to approve  
8 Application No. 21431 on the motion made by  
9 Commissioner Wright and seconded by Vice Chair  
10 Goldstein.

11 BZA CHAIR POURCIAU: Excellent, thank you.  
12 And would you please call the last decision case?

13 SECRETARY MEHLERT: Next is Application No.  
14 21433 584-B of Eastern Avenue Holdings III, LLC, as  
15 amended. This is a self-certified application  
16 pursuant to Subtitle X § 901.2 for special  
17 exceptions under Subtitle U § 421 to allow a new  
18 residential development, and under Subtitle F §  
19 201.4 to allow a 1.08 floor area ratio in a  
20 voluntary inclusionary development. This is for the  
21 creation of five additional dwelling units in an  
22 existing 15-unit apartment house with a three-story  
23 rear addition to an existing three-story detached  
24 building.

25 It's located in the RA-1 Zone at 1206

1 Eastern Avenue Northeast, Sq. 5202, Lot 44. The  
2 Board heard this case last week on June 10 and  
3 scheduled for decision. Participating are Chair  
4 Pourciau, Vice Chair Goldstein, Board Member  
5 Lindsjo, and Commissioner Wright.

6 BZA CHAIR POURCIAU: Thank you so much  
7 Madame Secretary. Is there discussion on this item,  
8 Commissioner Wright?

9 COMMISSIONER WRIGHT: I was going to let  
10 Commissioner Goldstein go -- I mean, Board Member  
11 Goldstein.

12 BZA CHAIR POURCIAU: Yes.

13 COMMISSIONER WRIGHT: If he's interested.

14 BZA CHAIR POURCIAU: Excellent.

15 VICE CHAIR GOLDSTEIN: Happy to. Again  
16 this is another case that presented tenant  
17 relocation issues, as has been stated previously  
18 this is outside the purview of the Board of Zoning  
19 Adjustment. Our authority does not extend to  
20 construction code or rental housing law. There are  
21 other agencies that are better situated to deal with  
22 those issues now and on an ongoing basis, and the  
23 Board of Zoning Adjustment.

24 I'm glad we had the opportunity to air some  
25 of these issues, get things into the record.

1 There's the Deanwood Citizens Association that's  
2 been actively involved. The ANC has been actively  
3 involved, and I'm hopeful that commitments are lived  
4 up to, and that the best and satisfactory solutions  
5 can be reached. Unfortunately they're outside of  
6 the BZA authority.

7 I would say that this application as well  
8 meets the special exception standards that are  
9 requested, U421 as well as I believe this one had  
10 voluntary inclusionary development too. The record  
11 is full, the Office of Planning was supportive, and  
12 I think it's ready for approval. It's only an  
13 addition of five units so this is actually a pretty  
14 small addition generally to what's there. So, does  
15 any other board member have anything to add?

16 COMMISSIONER WRIGHT: I don't have anything  
17 to add. I think you covered the issues well, and I  
18 am ready to support this application.

19 BZA CHAIR POURCIAU: Excellent. I agree  
20 with the aforementioned statements. Vice Chair  
21 Goldstein, did you want to enter a motion now?

22 VICE CHAIR GOLDSTEIN: Sure. I am making a  
23 motion to approve Application No. 21433, 1206  
24 Eastern Avenue, Northeast for the relief as captured  
25 and read by the secretary.

1                   COMMISSIONER WRIGHT: I second that, and  
2 just specifically the relief that they're requiring  
3 are special exceptions under Subtitle U 421 to allow  
4 a new residential development which will be a 20-  
5 unit apartment house and Subtitle § 201.4 to allow  
6 1.08 floor area ratio in a voluntary inclusionary  
7 development. And with that I second the motion.

8                   BZA CHAIR POURCIAU: Thank you,  
9 Commissioner. Madame Secretary, would you call the  
10 vote please?

11                   SECRETARY MEHLERT: Please respond to the  
12 vice chair's motion to approve the application.  
13 Chair Pourciau?

14                   BZA CHAIR POURCIAU: Yes.

15                   SECRETARY MEHLERT: Vice Chair Goldstein?

16                   VICE CHAIR GOLDSTEIN: Yes.

17                   SECRETARY MEHLERT: Commissioner Wright?

18                   COMMISSIONER WRIGHT: Yes.

19                   SECRETARY MEHLERT: And there is an  
20 absentee ballot from Board Member Lindsjo and her  
21 vote is to deny the application. Staff will record  
22 the vote as 3 to 1 to 1 to approve Application No.  
23 21433 on the motion made by Vice Chair Goldstein and  
24 seconded by Commissioner Wright.

25                   BZA CHAIR POURCIAU: Excellent. Madame

1 Secretary, do we need a motion for final orders at  
2 this time or after the next item, or?

3 SECRETARY MEHLERT: No, not today.

4 BZA CHAIR POURCIAU: We don't need it?  
5 Okay, thank you. So we'll proceed. Thank you,  
6 Commissioner Wright.

7 COMMISSIONER WRIGHT: Have a great rest of  
8 your day.

9 BZA CHAIR POURCIAU: It's so good seeing  
10 you. I look forward to seeing you at your next  
11 rotation.

12 COMMISSIONER WRIGHT: Mm-hmm.

13 BZA CHAIR POURCIAU: Yeah.

14 VICE CHAIR GOLDSTEIN: Thank you.

15 BZA CHAIR POURCIAU: You're welcome. We'll  
16 proceed to the time extension. Madame Secretary,  
17 would you introduce that please?

18 SECRETARY MEHLERT: Yes, next is a time  
19 extension request, No. 20584-B of King's Creek, LLC.

20 This is a request pursuant to Subtitle Y § 705.2  
21 for a two year extension of the validity of order in  
22 Application No. 20584, issued on March 30,2022.  
23 Project originally approved, a 33-unit apartment  
24 house in a four-story building located in RA-2/RC  
25 zone at 2329 Champlain Street, Northwest, Square

1 2563, Lot 113.

2 BZA CHAIR POURCIAU: Champlain Street,  
3 Northeast I believe. Is there any discussion about  
4 this item, any concerns about a time extension here?

5 (No audible response.)

6 BZA CHAIR POURCIAU: No? Okay. So enter a  
7 motion to approve a time extension on this item. Is  
8 there a second?

9 VICE CHAIR GOLDSTEIN: I second.

10 COMMISSIONER IMAMURA: I'll defer to Vice  
11 Chair Goldstein.

12 BZA CHAIR POURCIAU: Thank you. Madame  
13 Secretary, would you call the vote please?

14 SECRETARY MEHLERT: Please respond to the  
15 chair's motion to approve the time extension request  
16 to March 30, 2028. Chair Pourciau?

17 BZA CHAIR POURCIAU: Yes.

18 SECRETARY MEHLERT: Vice Chair Goldstein?

19 VICE CHAIR GOLDSTEIN: Yes.

20 SECRETARY MEHLERT: And Dr. Imamura?

21 COMMISSIONER IMAMURA: Yes.

22 SECRETARY MEHLERT: Staff would record the  
23 vote as 3 to 0 to 2 to approve Application No.

24 20584B on the motion made by Chair Pourciau and

25 seconded by Vice Chair Goldstein.

1                   BZA CHAIR POURCIAU: Thank you, I believe  
2 those are all the items on our meeting agenda.

3                   (Whereupon, the above-entitled matter went  
4 off the record at 10:09 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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A handwritten signature in cursive script, reading "Neal R. Gross", is written over a horizontal line.

19 Court Reporter

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