

GOVERNMENT
OF
THE DISTRICT OF COLUMBIA

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BOARD OF ZONING ADJUSTMENT

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REGULAR PUBLIC MEETING

+ + + + +

WEDNESDAY

JULY 1, 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
JOSEPH S. IMAMURA, PhD, AOC Designee
TAMMY STIDHAM, NPS 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.
JORDANE WONG, ESQ.

1 The transcript constitutes the minutes from
2 the Regular Public Meeting held on Wednesday, July 1,
3 2026.

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

(9:31 a.m.)

BZA CHAIR POURCIAU: Good morning, ladies and gentlemen. The Board of Zoning Adjustment's July 1, 2026, public hearing will please come to order. My name is Michelle Pourciau, Chair of the District of Columbia Board of Zoning Adjustment. Joining me today, are Board members, Vice Chair Paul Goldstein. And from the Zoning Commission, we'll have several people today. Beginning our meeting will be Chairman Anthony Hood. Then we'll be joined by Commissioner Joe Imamura, and finally for the remainder and most of the day, we'll have Commissioner Tammy Sidham with us.

On June 30, 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 discussions -- 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 it's also webcast live via Webex and YouTube live. The video of the webcast will be available on the Office of Zoning's website after today's

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

7 Today, we will begin our virtual public meeting
8 followed by our virtual public hearing session. Please be
9 advised that we do not take any public testimony at our
10 meeting session. Public testimony will be taken during the
11 hearing session. In today's hearing session, everyone who is
12 listening on Webex or by telephone will be muted during the
13 hearing and only persons who have signed up to participate or
14 testify will be unmuted at the appropriate time.

15 Please state your name and home address before
16 providing oral testimony or your presentation. Oral
17 presentation should be limited to a summary of your most
18 important points. When you are finished speaking, please
19 mute your audio so that your microphone is no longer picking
20 up sound or background noise. All persons planning to
21 testify, either in favor or in opposition, should have signed
22 up in advance. They will be called by name to testify. By
23 signing up to testify, all participants completed the oath or
24 affirmation as required by Subtitle Y, Section 408.7.

25 Request to enter evidence at the time of an online

1 virtual hearing, such as written testimony or additional
2 supporting documents other than live video, which may not be
3 presented as part of the testimony, may be allowed pursuant
4 to the Subtitle Y, Section 103.13. The order of procedure
5 for special exceptions and variances is pursuant to Subtitle
6 Y, Section 409.

7 Time constraints for hearing testimony shall be
8 maintained pursuant to Subtitle Y, Sections 408.2 and 408.3.

9 Once again, if you experience difficulty accessing Webex or
10 with your telephone call in, or if you have forgotten to sign
11 up 24 hours prior to this hearing, then please call our
12 Office of Zoning hotline number at 202-727-5471 to sign up to
13 testify and to receive Webex login or call-in instructions.

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

24 At the conclusion of the Board's decision meeting
25 session or hearing session, the Office of Zoning, in

1 consultation with the Chair, will determine whether a full
2 summary order may be issued. A full order is required when
3 the decision it contains is adverse to a party, including an
4 affected ANC. A full order may also be needed if the Board's
5 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
8 Board to issue such an order.

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

20 Before we proceed, I'd like to introduce our first
21 item, which is a closed meeting. The next item on our agenda
22 is to vote for the Board to hold a closed meeting on July 14,
23 2026 at 2:00 p.m.

24 This session is being held in order for the Board
25 to receive legal advice from its counsel regarding the cases

1 noted on the agenda for the July 16, 2026 meeting, which is
2 our next meeting. We will not be meeting next week. And to
3 preserve the attorney-client privilege between the Board and
4 its attorney pursuant to DC Official Code Section 2-
5 575(b)(4a), and to deliberate but not vote on the contested
6 cases pursuant to DC Official Code Section 2-575(b)(13). I
7 will ask the secretary to provide the list of cases on the
8 agenda for July 16th.

9 MS. MEHLERT: For July 15th is the next hearing.
10 So, those cases are 21469 of Julie Chun and Cyril de
11 Bazignan, 21472 of Janice Bashford and Daryl Maxwell, 21479
12 of Cheryl A. O'Neill and Matthew J. Bell, 21430 of 1365 Perry
13 LLC, 21443 of Cecilia Venezia, 21457 of SNR Foundation, Inc,
14 21458 of Edisa LLC, 21396 of 1124 Morse LLC, and 21419 of PMG
15 Mid-Atlantic LLC.

16 BZA CHAIR POURCIAU: Thank you, Secretary Mehlert,
17 and thank you for correcting that next date, July 15, 2026.
18 I will now make a motion to enter into closed session on July
19 14, 2026 at 2:00 p.m. Is there a second?

20 VICE CHAIR GOLDSTEIN: Second.

21 BZA CHAIR POURCIAU: The motion has been seconded.
22 Will the secretary please call the roll?

23 MS. MEHLERT: Please respond to the Chair's motion
24 to vote in closed meeting on July 14th at 2:00 p.m. Chair
25 Pourciau?

1 BZA CHAIR POURCIAU: Yes.

2 MS. MEHLERT: Vice Chair Goldstein?

3 VICE CHAIR GOLDSTEIN: Pardon me, yes.

4 MS. MEHLERT: Chairman Hood?

5 ZC CHAIR HOOD: Yes.

6 MS. MEHLERT: Staff would record the vote is 3-0-2
7 to approve the motion made by Chair Pourciau and seconded by
8 Vice Chair Goldstein.

9 BZA CHAIR POURCIAU: Thank you so much. The motion
10 passes. The Board will meet in closed session on Tuesday,
11 July 14, 2026 at 2:00 p.m. Madam Secretary, are there any
12 preliminary matters for us to discuss today?

13 MS. MEHLERT: Just a few changes to today's agenda.
14 Application Number 21452 of Sarah and Carl O'Briant has been
15 removed from the expedited review calendar and scheduled for
16 a hearing on September 9, 2026. Appeal Number 21270 of
17 Alexis Sainz and Robyn Epstein has been postponed to November
18 4, 2026. Application Number 21402 of 1724 H Street
19 Northeast, LLC, has been postponed to November 4, 2026. And
20 Application Number 21426 of Mamatoto Village, Inc., has been
21 postponed to December 2, 2026.

22 BZA CHAIR POURCIAU: Thank you. Good morning,
23 Chairman Hood. I didn't get to say hi face to face.

24 ZC CHAIR HOOD: Good morning, Madam Chair, and
25 other Board members and staff and to the public. Good

1 morning. It's a great morning.

2 BZA CHAIR POURCIAU: Okay. We'll begin our virtual
3 public meeting with our first Board action consideration of a
4 draft final order. Secretary Mehlert, would you please give
5 us information about case number 21326?

6 MS. MEHLERT: Yes, this is Application Number
7 21326. This application was approved on October 29, 2025.
8 On March 27, 2026, the Board voted to issue a proposed order
9 which was sent to parties for exception, and on April 10th
10 and 13th, 2026, parties in opposition submitted exceptions.
11 And for the Board today, it's a decision on issuing the final
12 order.

13 BZA CHAIR POURCIAU: Thank you very much. Thank
14 you, Chairman Hood, for being with us here today. You sat on
15 this case previously. Are there any comments you'd like to
16 make on this case?

17 ZC CHAIR HOOD: Thank you, Madam Chair. I'll just
18 start off by saying this. I had to go back -- you know, once
19 you finish with the case, you move on. I had to go back and
20 revisit what the Board had done, and that was former Chair
21 Fred Hill, former Vice Chair Cobb Lincoln Blake and myself.
22 This case has been going on for -- I'm not going to get into
23 the merits of it because when I go back and look at how we
24 came to our conclusion, and I'm sure you all have already
25 looked at the transcript to see whether or not you think this

1 order -- I think this order should be submitted.

2 I know other people are saying that some things
3 were missed, so they're coming to another board. As far as
4 I'm concerned, another bite of the apple, which I think is
5 inappropriate because this was very well discussed. And Vice
6 Chair Blake at the time did a very thorough analysis. He
7 made it easy for the rest of us, even though we had our
8 analysis and our points as well.

9 But I think this order should be sent out and be
10 done and approved as our legal counsel, whatever the wording
11 is. But I do know that the Board, at that time, did its due
12 diligence, and I think they did it very well. I'm not saying
13 that because I participated, but I also want to give big
14 kudos to Vice Chair Blake. The record speaks for itself. He
15 did a very thorough analysis on this case, and I would -- I
16 think I've already said that I could approve, but only one
17 person could do it.

18 It's just unfortunate that we got to this situation
19 where we had to have other board members review somebody
20 else's work. But I just want you all to know the Board did,
21 and I think the record will reflect, that the Board did its
22 due diligence, didn't miss anything. But, you know,
23 everybody might want to try to get another bite of the apple
24 with new members. But I think that board -- this order
25 should sustain. Those are my comments.

1 BZA CHAIR POURCIAU: Thank you, Chairman. I think
2 Vice Chair Goldstein and I reviewed the information, and we
3 appreciate your apology. But, you know, it's just a part of
4 doing business. But thank you for that. Vice Chair
5 Goldstein, did you have any comments or questions about this?

6 VICE CHAIR GOLDSTEIN: No. I don't have anything
7 to add. I really appreciate Commissioner Hood, your thoughts
8 on it, and I would concur with your statement.

9 BZA CHAIR POURCIAU: Thank you. So, we have
10 reviewed the Board report and the language with regard to the
11 exceptions that were brought forward by two opposing members.
12 The revised -- I believe we need to vote on that revised
13 report, and then if there's any further actions and appeals
14 later, those will be considered at that time. So at this
15 point, would someone like to enter a motion regarding our
16 revised report? You know what, I'll make a motion that the
17 Board approve the revised report for case number 21326 of
18 Ahsan Jazini as entered into the record by the board
19 secretary. Is there a second?

20 ZC CHAIR HOOD: Madam Chair, I'll second it, but
21 also want to make sure that we issue the draft final order.
22 I want to make sure that that be issued with the concurrence
23 of the two new members on the Board. I would just add that
24 as a friendly amendment to your motion, and I'll second it.

25 BZA CHAIR POURCIAU: Amendment accepted, thank you,

1 and seconded. Madam Secretary, would you call the vote,
2 please?

3 MS. MEHLERT: Please respond to the Chair's motion
4 to issue the final order in 21326. Chair Pourciau?

5 BZA CHAIR POURCIAU: Yes.

6 MS. MEHLERT: Vice Chair Goldstein?

7 VICE CHAIR GOLDSTEIN: Yes.

8 MS. MEHLERT: And Chairman Hood?

9 ZC CHAIR HOOD: Yes.

10 MS. MEHLERT: Staff would record the vote is 3-0-2
11 to approve the issuance of order number 21326 on the motion
12 made by Chair Pourciau and seconded by Vice Chair Goldstein.

13 BZA CHAIR POURCIAU: Thank you. Thank you all.
14 Our next item are a couple of decision items. Madam
15 Secretary, would you call the first item 21405. And I
16 believe Chairman Hood will be included in the deliberation on
17 that item.

18 MS. MEHLERT: Yes. Next is Application Number
19 21405 of Azanach Haile. As amended, this is an application
20 pursuant to Subtitle X, Section 1002 for area variances from
21 Subtitle C, Section 306.1 A and B to allow two new alley
22 record lots not having frontage along a public alley at least
23 24-feet wide or access to a public street through a public
24 alley at least 24-feet wide. And pursuant to Subtitle X,
25 Section 901 for special exceptions under Subtitle U, Section

1 601.1(f), to allow residential use on two alley lots not
2 meeting the requirements of Subtitle U, Section 601.1(f) for
3 A and B. And under Subtitle E, Section 521.3 from the side
4 yard requirements of Subtitle E, Section 5100.1(d).

5 This project is the subdivision of an existing
6 alley tax lot to create two new alley record lots with a new
7 two-story attached principal dwelling on each new record lot.

8 It's located in the RF1 zone at 3207 6th Street Northwest,
9 square 3046, lot 808. And this public hearing is held on
10 June 3rd and the Board has a record except for an updated ANC
11 report which is in the record in Exhibit 43. And
12 participating are Chair Pourciau, Vice Chair Goldstein, Board
13 Member Lindsjo, and Chairman Hood.

14 BZA CHAIR POURCIAU: Thank you, Madam Secretary.
15 That was my first hearing. It seems that everything is in
16 order since the ANC report has been submitted. Vice Chair
17 Goldstein, would you like to add anything, or is there any
18 other items we need to discuss on this?

19 VICE CHAIR GOLDSTEIN: Sure. Happy to just
20 deliberate on this one a little bit. This was a close call
21 for me. I believe a far stronger case could have been made,
22 especially waiting for the Zoning Commission Case 2506, the
23 alley lot case, which is close to being published.

24 I think there was also an argument that was made
25 about the uniqueness or exceptionality, dependent on the fact

1 that it's on a narrow alley. And that was kind of one of the
2 central themes that we heard, which means it couldn't meet
3 the regulations.

4 I found this to be a circular argument and I didn't
5 think it was strong enough. But saying that, I'm going to
6 focus a bit on the variance test and kind of where it led me
7 to. Ultimately, I am persuaded that it met the burden, that
8 it's exceptional. I believe that there was testimony that
9 it's the only alley lot in the square. It's more than 3,600
10 square feet in size, sort of double the requirement needed
11 for a street facing lot in the RF1 zone.

12 It's an unusual shape. When you look at the zoning
13 map, the lot is very close to the public street and
14 essentially has the opportunity to continue a row of road
15 dwellings along the same block, which I think is kind of an
16 unusual feature as well.

17 And it would, in my view, be a practical difficulty
18 to build a single residential unit on this large lot of this
19 irregular shape in that location. I think the size and shape
20 do not lend itself to what the RF-1 sort of encourages as a
21 development type and what would be contextually fitting in
22 this circumstance.

23 The applicant proposes lots that meet the lot area,
24 they meet the lot width for the RF1 zone. And I do not find
25 that granting relief would be a substantial detriment to the

1 public good or substantial impairment to the zoning
2 regulations. I particularly want to note FEMS had no
3 objection to this. DDOT had no objection to this. ANC 1E
4 got their letter into the records stating their support.

5 I believe that the applicant has met the burden of
6 the variance test, which is the more challenging aspect of
7 this application. I also think they carried their burden on
8 the special exceptions for the housing at this location, as
9 well as the side yard just for one side of, I believe it was
10 the northern lot. So, I am ready to support the approval of
11 the application.

12 BZA CHAIR POURCIAU: Thank you, Vice Chair. That
13 was a great summary. Any additional comments, Chairman Hood?

14 ZC CHAIR HOOD: Thank you, Madam Chair. I would
15 agree with Board Member Goldstein. And one thing I do know
16 the perspective that Board Member Goldstein brings, I've been
17 listening to him since he's been on. He brings -- let me
18 back up. I've always had issues with alley lots, so that
19 doesn't start. I've always had issues with alley lots. But
20 I appreciate the perspective he brings because I know that
21 he's not to give his whole resume, but I know he was in
22 Office of Planning, he's been DOB, and now he's here.

23 And I will tell you that that perspective that he
24 just brought out, and I'll probably say this again over and
25 over again, because he brings a different perspective that I

1 know that I don't bring. And I appreciate that. But from
2 the perspective I do bring, I know that there are some issues
3 with alley lots. But I think Ms. Pine, as Board Member
4 Goldstein mentioned, made the case. And then Thames also
5 supported this case, and I don't have any issue.

6 And I know the area variance was added on later.
7 And I know we had discussed some of this and had a very
8 thorough vetting through the process when we were having the
9 hearing. And I think Ms. Pine basically made the case for
10 the development standards and to move forward with this, even
11 though the area variance was added on late. And then also
12 the ANC, because that's basically all we held it out for was
13 the ANC report. And we got all that. So, I would echo what
14 Board Member Goldstein mentioned, and I will be voting to
15 approve this. So, thank you, Madam Chair.

16 BZA CHAIR POURCIAU: Thank you, Commissioner Hood.
17 Vice Chair Goldstein, would you like to enter a motion,
18 please?

19 VICE CHAIR GOLDSTEIN: Yes. And thank you very
20 much, Commissioner Hood. Appreciate your thoughts there. I
21 also want to say the Office of Planning, I don't know if I
22 mentioned it, supported it as well, which is another good
23 data point. So, I would make a motion to approve application
24 number 21405 at 3207 6th Street Northwest for the relief as
25 captured and read by the secretary.

1 BZA CHAIR POURCIAU: Second.

2 ZC CHAIR HOOD: I'll second -- oh, okay. I'm
3 sorry. You go ahead, Madam Chair. I'm sorry.

4 BZA CHAIR POURCIAU: That's okay. Thank you.
5 Madam Secretary, would you call the vote please?

6 MS. MEHLERT: Please respond to the Vice Chair's
7 motion to approve the application. Chair Pourciau?

8 BZA CHAIR POURCIAU: Yes.

9 MS. MEHLERT: Vice Chair Goldstein?

10 VICE CHAIR GOLDSTEIN: Yes.

11 MS. MEHLERT: Chairman Hood?

12 ZC CHAIR HOOD: Yes.

13 MS. MEHLERT: And Board Member Lindsjo has
14 submitted an absentee ballot. Her vote is to approve with
15 such conditions as the Board may impose. Staff would record
16 the vote is 4-0-1 to approve Application Number 21405 on the
17 motion made by Vice Chair Goldstein and seconded by Chair
18 Pourciau.

19 BZA CHAIR POURCIAU: Thank you, Chairman Hood.
20 It's always good seeing you. We look forward to your next
21 time joining us.

22 ZC CHAIR HOOD: All right, thanks. Have a great
23 day.

24 BZA CHAIR POURCIAU: You too. Thank you.

25 VICE CHAIR GOLDSTEIN: Thank you.

1 BZA CHAIR POURCIAU: We'll move to our next case,
2 and Commissioner Imamura will be joining us for that case.
3 So good seeing you again, Commissioner. That case is 21434.
4 Madam Secretary, would you please call the case?

5 MS. MEHLERT: Yes, this is Application Number 21434
6 of Maria Del Carmen Cabieses. As amended, this is an
7 application pursuant to Subtitle X, Section 901.2 for special
8 exceptions under Subtitle U, Section 421, to allow a new
9 residential development and under Subtitle F, Section 5201,
10 will not act and see requirements of Subtitle F, Section
11 210.1.

12 It's for a two-story rear addition to an existing
13 two-story attached building that is supporting an apartment
14 house and an increase in the number of dwelling units from
15 four to six. It's located in the RA1 zone at 314 Dellville
16 Place Northwest, square 3304, lot 59. This was heard on June
17 17th and the Board requested additional information from the
18 applicant. Participating are Chair Pourciau, Vice Chair
19 Goldstein, and Dr. Imamura.

20 BZA CHAIR POURCIAU: Thank you so much. I believe
21 that the additional items were to show on the plat parking
22 and trash collection area as have been agreed to by the
23 applicant. I see that those items are in the record. Vice
24 Chair Goldstein, do you have anything you'd like to discuss
25 on this item?

1 VICE CHAIR GOLDSTEIN: Sure. Just a few brief
2 words because I think the record is very full in this case.
3 We asked for a revised site plan. The applicant provided it.
4 It showed more parking than actually is required in for the
5 project. It showed the trash area. I think I'm satisfied
6 with what is shown. And it's a pretty modest project. It's
7 just adding two units, and it's not changing the building
8 very much. DDOT has no objection, OP supports it. I'm
9 supportive of the application and would approve it.

10 BZA CHAIR POURCIAU: Thank you. Commissioner
11 Imamura, are there any comments you'd like to make on this
12 application?

13 COMMISSIONER IMAMURA: Thank you, Madam Chair. I
14 don't think I have anything further to add. Vice Chair
15 Goldstein did a nice summary, and I concur with his remarks.

16 BZA CHAIR POURCIAU: Excellent. Vice Chair, would
17 you like to enter a motion on this item?

18 VICE CHAIR GOLDSTEIN: Sure. And so, I just want
19 to be a little more specific. I think they met the burden of
20 the special exceptions. I believe they're retracting their
21 parking relief request. I think that was their goal and the
22 purpose of the -- one of the purposes of the revised
23 submission. So, I would move to approve application number -
24 - unfortunately, I don't have the application number in front
25 of me. If you don't mind filling that in for me.

1 BZA CHAIR POURCIAU: 21434.

2 VICE CHAIR GOLDSTEIN: Thank you. 21434 for 314
3 Delafield Place, Northwest, for special exception relief from
4 the lot occupancy requirement of Subtitle F to 10.1 under
5 Subtitle X, 901.2 and special exceptionally from the new
6 residential development standards of Subtitle U, 421, also
7 under Subtitle X, 901.2. The parking relief request, I
8 believe, has now been removed from the application, and I
9 would make a motion to approve those specific special
10 exceptions.

11 COMMISSIONER IMAMURA: Second.

12 BZA CHAIR POURCIAU: The motion has been moved and
13 seconded. Madam Secretary, would you call the vote, please?

14 MS. MEHLERT: Please respond to the Vice Chair's
15 motion to approve the application. Chair Pourciau?

16 BZA CHAIR POURCIAU: Yes.

17 MS. MEHLERT: Vice Chair Goldstein?

18 VICE CHAIR GOLDSTEIN: Yes.

19 MS. MEHLERT: And Dr. Imamura?

20 COMMISSIONER IMAMURA: Yes.

21 MS. MEHLERT: Staff would record the vote is 3-0-2
22 to approve Application Number 21434 on the motion made by
23 Vice Chair Goldstein and seconded by Dr. Imamura.

24 BZA CHAIR POURCIAU: Thank you so much,
25 Commissioner Imamura, for joining us today.

1 COMMISSIONER IMAMURA: Thank you.

2 BZA CHAIR POURCIAU: I look forward to seeing you
3 again.

4 COMMISSIONER IMAMURA: Yes, thank you. Have a
5 happy 4th.

6 BZA CHAIR POURCIAU: Thank you, you too. And thank
7 you, Commissioner Stidham, for being with us today.

8 COMMISSIONER STIDHAM: Good morning.

9 BZA CHAIR POURCIAU: Good morning. We'll move to
10 the consent calendar portion of this agenda. And we have an
11 item that's for expedited review. Madam Secretary, would you
12 please introduce case number 21464?

13 MS. MEHLERT: Yes. As mentioned, this is an
14 expedited review Application Number 21464 of S. Preston Brown
15 and Adriana S. Brown. Self-certified application pursuant to
16 Subtitle X, Section 901.2 for a special exception under
17 Subtitle D, Section 5201 from the rear yard requirements, and
18 Subtitle D, Section 207.1. This is for a one-story rear
19 addition to an existing two-story detached principal dwelling
20 located in the RV1 zone at 5059 Glenbrook Terrace, Northwest,
21 Square 1432, Lot 33.

22 BZA CHAIR POURCIAU: Thank you. Okay, let's see.
23 I guess, Vice Chair, calling on you here, yes, for a
24 discussion on this item.

25 VICE CHAIR GOLDSTEIN: Thank you, Madam Chair. I

1 do have a few thoughts on this. Overall, I believe the
2 application met the requirements for the special exception.
3 I do believe that there's one thing I want to flag for
4 applicants for future expedited cases. My hope is that the
5 record can be as complete as possible and anticipate
6 questions that the board members may have.

7 In this case, the addition's described as modest.
8 So, I feel comfortable. OP supports it, DDOT has no
9 objections, ANC 3D supports it. And I believe the most
10 impacted neighbor even put in a submission of support. So, I
11 feel confident in the direction. But it really would have
12 helped my analysis to have it more clearly pointed out in the
13 building plans the part of the building that's creating the
14 need for relief. I think some photos of the condition in the
15 impacted area, rear yard area, would have been helpful.

16 I don't know if I just missed it, but I didn't see
17 those types of things in the record. That would have made my
18 analysis easier in the course of an expedited case. But
19 nonetheless, I think there's plenty there in the record, and
20 there's general support for it. And I would also be
21 supportive of the of the application.

22 BZA CHAIR POURCIAU: Thank you, Vice Chair.
23 Commissioner Stidham, is there anything you'd like to add or
24 discuss on this item?

25 COMMISSIONER STIDHAM: No, I don't think so. I

1 think it's fairly straightforward, and I'm prepared to
2 support.

3 BZA CHAIR POURCIAU: Very good. I would like to
4 echo Vice Chair Goldstein's comments. We do need adequate
5 information in order to be decisive on these items. And it's
6 really not clear on the record how the current or new
7 addition to the structure on the property is placed on that
8 property in relationship to the adjacent uses. So, we really
9 need to see more complete records in the file. Having said
10 that though, I believe we are ready to make a motion on this
11 case. Vice Chair Goldstein, would you like to make a motion?

12 VICE CHAIR GOLDSTEIN: Sure. I would like to
13 make a motion to approve application number 21464 for 5059
14 Glenbrook Terrace Northwest for the relief as captioned and
15 read by the secretary.

16 COMMISSIONER STIDHAM: Second.

17 BZA CHAIR POURCIAU: Madam Secretary, would you
18 please call the vote?

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

21 BZA CHAIR POURCIAU: Yes.

22 MS. MEHLERT: Vice chair Goldstein?

23 VICE CHAIR GOLDSTEIN: Yes.

24 MS. MEHLERT: Commissioner Stidham?

25 COMMISSIONER STIDHAM: Yes.

1 MS. MEHLERT: Staff would record the vote is 3-0-2
2 to approve application number 21464 on the motion made by
3 Vice Chair Goldstein and seconded by Commissioner Stidham.

4 BZA CHAIR POURCIAU: Thank you. And we have one
5 more consent calendar item. Madam Secretary, it's a
6 modification without hearing, case number 17703-D. Madam
7 Secretary, would you please give us the information?

8 MS. MEHLERT: Yes. Next is application number
9 17703-D of Sidwell Friends school. This is a request
10 pursuant to Subtitle Y, Section 703 for modification without
11 hearing of condition number 3A, adopted in the order
12 approving application number 17703 C. This condition change
13 is regarding the timing of the relocation of the middle
14 school drop off and pick up from the existing location on
15 37th Street Northwest. Two locations on campus. It's
16 located at R1V zone at 3825 Wisconsin Avenue Northwest, and
17 3720 Upton Street Northwest, Square 1825, lots 816 and 818.

18 BZA CHAIR POURCIAU: Thank you. It seems that this
19 is perhaps a minor modification to the timing on the pickup
20 and drop off area, but I believe there may be some additional
21 clarifications. Vice Chair Goldstein, do you have items
22 you'd like to discuss on this, please?

23 VICE CHAIR GOLDSTEIN: Sure, thank you very much.
24 I just want to note ANC3A and the Office of Planning support
25 it. DDOT had no objection. I do think as Madam Chair, I

1 think you're alluding to -- there is one point to clarify on
2 the record, just in case there's any conflicting information.

3 The applicant's only requesting to modify condition 3a for
4 the timing issue. There's references to condition 3f, which
5 I believe the applicant was just intending to clarify, more
6 broadly, the timing of an existing condition. Just writing
7 it, not proposing any modification to that condition.
8 They've only proposed to modify 3a.

9 So, I believe there might have been a little bit of
10 conflicting information on that. We are only reviewing the
11 modification of 3a, not any new or changed condition to 3f.
12 The applicant just talked to 3f and their submission. So on
13 that, I just wanted to make that point clear. Otherwise, I'm
14 supportive of the change that is being proposed.

15 BZA CHAIR POURCIAU: Thank you, Vice Chair. Thank
16 you for that clarification. Commissioner Stidham, would you
17 like to add anything for the record?

18 COMMISSIONER STIDHAM: No. I was going to make
19 that same clarification. So, I agree with the Vice Chair's
20 comments and prepare to move forward and support.

21 BZA CHAIR POURCIAU: Very good. Commissioner
22 Stidham, would you like to make a motion on this item?

23 COMMISSIONER STIDHAM: Sure, absolutely. Getting
24 back to my page. I would like to make a motion to approve
25 the modification without a hearing for BCA case number 17703-

1 D of Sidwell Friends School and ask for a second.

2 VICE CHAIR GOLDSTEIN: Second.

3 BZA CHAIR POURCIAU: Madam Secretary, would you
4 call the vote, please?

5 MS. MEHLERT: Please respond to Commissioner
6 Stidham's motion to approve the application. Chair Pourciau?

7 BZA CHAIR POURCIAU: Yes.

8 MS. MEHLERT: Vice Chair Goldstein?

9 VICE CHAIR GOLDSTEIN: Yes.

10 MS. MEHLERT: Commissioner Stidham?

11 COMMISSIONER STIDHAM: Yes.

12 MS. MEHLERT: Staff would record the vote is 3-0-2
13 to approve Application Number 17703-D on the motion made by
14 Commissioner Stidham and seconded by Vice Chair Goldstein.

15 BZA CHAIR POURCIAU: Excellent. That's the last
16 item on our virtual public meeting agenda. We will now enter
17 into our virtual public hearing agenda.

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

12

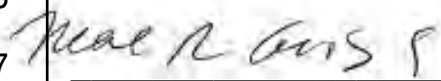
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