

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

SEPTEMBER 16, 2026

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The Regular Public Meeting of the District of Columbia Board of Zoning Adjustment convened via Videoconference, pursuant to notice at 9:41 a.m. EDT, Michelle Pourciau, Chairperson, presiding.

BOARD OF ZONING ADJUSTMENT MEMBERS PRESENT:

MICHELLE POURCIAU, Chairperson
PAUL GOLDSTEIN, Vice-Chairperson
MELISSA LINDSJO, NCPC Designee
ROBYN JACKSON WELLS, District Resident Appointee

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 PLANNING DEVELOPMENT REVIEW STAFF PRESENT:

SHEPARD BEAMON
MICHAEL JURKOVIC

1 OFFICE OF ZONING ATTORNEY ADVISORS PRESENT:

2 SARAH BAJAJ, ESQ.
3 CARISSA DEMARE, ESQ.

4 The transcript constitutes the minutes from the
5 Regular Public Meeting held on September 16, 2026.
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BOARD ACTION - Consideration of Proposed
Order Exceptions
Proposed Order No. 21262 of Ian Packman
and Ellen Carlson

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

(9:41 a.m.)

CHAIRPERSON POURCIAU: We have one case for the public meeting, Case No. 21262. Secretary Mehlert, would you please read it into the record? And thank you for joining us, Commissioner Wright.

MS. MEHLERT: Yes. The first, or the case in the Board's meeting session is Application No. 21262 of Ian Packman and Ellen Carlson. This is a self-certified application pursuant to Subtitle X, Section 901.2 for special exceptions, under Subtitle D, Section 5201, from the rear yard requirements of Subtitle D, Section 207.1 and the lot occupancy requirements of Subtitle D, Section 210.1.

This is for a two-story rear addition to an existing two-story attached principal dwelling located in the R-3/GT zone at 2728 O Street NW, Square 1239, Lot 854. This case was previously decided in 2025.

A proposed order was sent in August to parties for exceptions and the Office of Zoning received a submission from the new owner or property previously owned by a party in opposition. So before the Board today is action on accepting the current owner as a party and whether to accept (audio interference) as exception to the proposed order.

1 CHAIRPERSON POURCIAU: Thank you. So we're
2 only acting on the party status for the new owner of
3 this property. Is there discussion on this question?

4 I'd like to start with Vice Chair Goldstein.

5 VICE CHAIR GOLDSTEIN: I think it makes sense
6 to allow the individual that you mentioned, or it was
7 an LLC, I don't recall, to inherit or succeed the party
8 in opposition. I think that makes sense to me.

9 CHAIRPERSON POURCIAU: Thank you, Vice Chair.
10 I'll next go to Board Member Wells. Could you share
11 any questions or discussion you have on the matter?

12 MEMBER WELLS: I don't have any questions.
13 I agree with Vice Chair Goldstein on this one, that it
14 makes sense for this new owner to be a party.

15 CHAIRPERSON POURCIAU: Thank you. Board
16 Member Lindsjo, would you like to add, please?

17 MEMBER LINDSJO: I also agree that it makes
18 sense, and I agree with my fellow members. Thank you.

19 CHAIRPERSON POURCIAU: Thank you so much.
20 Commissioner Wright, welcome. Glad to have you here
21 today. I know you participated in this case previously,
22 would like to hear your thoughts on this one.

23 COMMISSIONER WRIGHT: Yes. I did
24 participate in this case previously. It is unfortunate
25 that this additional complexity has come up. I think

1 it is appropriate to allow the new owner to be a party,
2 but I would just note that it's an unfortunate set of
3 circumstances.

4 CHAIRPERSON POURCIAU: Thank you for that.
5 It does seem like it was a pretty complex case. I agree
6 with all the comments made. And so with that, I think
7 we might be ready to vote on this action. I'll make
8 a motion that the Board will approve the requested party
9 status by the new owner of the property immediately
10 adjacent to the applicant's party and in keeping with
11 how it was read into the record by the secretary. Is
12 there a second?

13 VICE CHAIR GOLDSTEIN: Second.

14 CHAIRPERSON POURCIAU: Madam Secretary,
15 would you please call the vote?

16 MS. MEHLERT: Please respond to the Chair's
17 motion to grant party status to the new owner of the
18 adjacent property in Application No. 21262. Chair
19 Pourciau?

20 CHAIRPERSON POURCIAU: Yes.

21 MS. MEHLERT: Vice Chair Goldstein?

22 VICE CHAIR GOLDSTEIN: Yes.

23 MS. MEHLERT: Board Member Wells?

24 MEMBER WELLS: Yes.

25 MS. MEHLERT: Board Member Lindsjo?

1 MEMBER LINDSJ0: Yes.

2 MS. MEHLERT: Commissioner Wright?

3 COMMISSIONER WRIGHT: Yes.

4 MS. MEHLERT: The staff would record the vote
5 as 5 to 0 to 0. The motion passes.

6 CHAIRPERSON POURCIAU: Thank you so much.
7 Good seeing you, Commissioner Wright. See you soon.

8 So we'll now proceed to our virtual public
9 hearing.

10 (Whereupon, the above-entitled matter went
11 off the record at 9:47 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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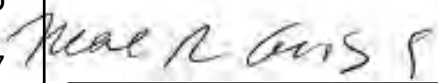
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Connor Banks

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Zoning

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