BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, NOVEMBER 4, 2026
Virtual Hearing via WebEx
9:30 AM

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to hear items on the Agenda out of turn.

1. **Application No. 21349-A of Ed Fendley**

Relief:

- Special Exception from the alley width access requirements of Subtitle U § 301.1(c)(2)(B), pursuant to Subtitle U § 301.1(c)(5) and Subtitle X § 901.2
- Modification to Board of Zoning Adjustment Order No. 21349, pursuant to Subtitle Y § 704

Project: To modify Board of Zoning Adjustment Order No. 21349, to construct a new, detached, two-story, accessory building for use as a principal dwelling unit in the rear yard of an existing two-story row dwelling in the RF-1 zone.
Address: 628 15th Street, NE (Square 1051, Lot 113)
ANCs: 6A-06, 7D-06

2. **Application No. 21510 of Rock Creek Club**

Relief: Special Exception under the community center uses of Subtitle U § 203.1(d) pursuant to Subtitle X § 901.2
Project: To convert a detached principal dwelling plus swimming pool and tennis court into a community center in the R-1A zone.
Address: 2325 Porter Street, NW (Square 2224, Lots 4, 823, & 826)
ANC: 3C-06

3. **Application No. 21402 of 1724 H ST NE, LLC**

Relief: Special Exception from the minimum vehicle parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
Project: To remove a parking space and to construct an ADA lift at the rear of the property and convert to a lodging and/or short-term rental use an existing, five-story plus cellar, 8-unit apartment house in the MU-7B zone.
Address: 1724 H Street, NE (Square 4494, Lot 140)
ANC: 5D-07

4. **Application No. 21511 of Thomas and Emily Beline**

Relief: Special Exception from the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2
Project: To construct a two-story accessory building, in the rear of an existing, attached, three-story flat in the RF-1/CAP zone.

Address: 311 F Street, NE (Square 779, Lot 73)
ANC: 6C-04

5. **Application No. 21514 of William Schultheiss**
Relief: Special Exception from the maximum building area for an accessory structure requirements of Subtitle E § 5003.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2
Project: To construct a second-story addition to an accessory building (garage) in the rear yard of an existing two-story plus cellar principal row dwelling in the RF-1 zone.
Address: 1225 F Street, NE (Square 1007, Lot 0063)
ANC: 6A-06

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. Appeal No. 21270 of Alexis Sainz and Robyn Epstein – Postponed to March 17, 2027

MICHELLE POURCIAU, CHAIR
PAUL GOLDSTEIN, VICE-CHAIR
ROBYN JACKSON WELLS, MEMBER
MELISSA LINDSJO, MEMBER, NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
KEARA MEHLERT, SECRETARY TO THE BZA
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this meeting to the Office of Open Government at opengovoffice@dc.gov. 3 DCMR § 10409.2.