

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, JULY 31, 2024
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. 21010 of NL 1271 5th ST, LLC

Relief:

- Special Exception from the minimum parking requirements of Subtitle C § 701.5, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Special Exception from the loading requirements of Subtitle C § 901.1, pursuant to Subtitle X § 901.2
- Special Exception from the penthouse requirements of Subtitle C § 1501.1, pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2
- Special Exception from the rear yard requirements of Subtitle G § 207.9, pursuant to Subtitle G § 207.14 Subtitle X § 901.2

Project: To construct a new, attached, seven-story, with basement, penthouse, and roof deck, mixed-use building with an eating/drinking establishment and ground-floor retail and/or service uses in the PDR-1 (pending MU-8B) zone.

Address: 1271 5th Street, NE (Square 3591, Lot 3)

ANC: 5D-01

2. Application No. 20951-A of Round Trip Properties, LLC

Relief: Modification of Significance from Board of Zoning Adjustment Order No. 20951, pursuant to Subtitle Y § 704

Project: To construct a third story addition with roof deck, and three-story rear addition with cellar, and convert to a three-unit apartment house, an existing, attached, two-story with cellar, principal dwelling unit, including one unit in a new 2-story accessory structure, in the RF-1 zone.

Address: 3646 13th Street, NW (Square 2828, Lot 174)

ANC: 1A-04

3. Application No. 21155 of John Schneider

Relief: Special Exception from the lot occupancy requirements of Subtitle F § 210.1, pursuant to Subtitle F § 5201 and Subtitle X § 901.2

Project: To construct a two-story rear deck addition to an existing, attached, three-story with cellar apartment house in the RA-2 zone.

Address: 1752 U Street, NW (Square 151, Lot 217)

ANC: 1B-07; 2B-08

4. **Application No. 21164 Christopher Mak**

Relief:

- Special Exception under new residential development standards of Subtitle U § 421, pursuant to Subtitle X § 901.2
- Area Variance from the floor area ratio requirements of Subtitle F § 201.1, pursuant to Subtitle X § 1002
- Special Exception under the Theoretical Subdivision regulations of Subtitle C § 305.1 from the Subdivision Requirements of Subtitle C § 302.1, pursuant to Subtitle X § 901.2

Project: To construct a new, detached, two-story with cellar, 6-unit apartment house (Inclusionary Development) in the RA-1 zone.

Address: 113 Wayne Place, SE (Square 6117, Lot 52)

ANC: 8D-08

5. **Application No. 21132 of Marwick Associates, LLC**

Relief:

- Special Exception from the rear yard requirements of Subtitle G § 207.6, pursuant to Subtitle G § 207.14, Subtitle G § 5200.1, and Subtitle X § 901.2
- Special Exception from the lot occupancy requirements of Subtitle G § 210.1, pursuant to Subtitle G § 207.14, Subtitle G § 5200.1, and Subtitle X § 901.2

Project: To construct a rear addition to an existing, semi-detached, four-story with basement, mixed-use building in the MU-5A/DC zone.

Address: 1641 R Street, NW (Square 178, Lot 97)

ANC: 2B-03

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. Application No. 20837 of Howard University – Postponed to September 25, 2024
2. Application No. 21156 of Richard Weinland and Sandra Novo – Postponed to October 9, 2024
3. Appeal No. 21007 of 4865 MacArthur Landlord, LLC - Withdrawn

**FREDERICK L. HILL, CHAIRPERSON
LORNA L. JOHN, VICE-CHAIRPERSON
CARL H. BLAKE, MEMBER
CHRISHAUN S. SMITH, 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.