

**BOARD OF ZONING ADJUSTMENT  
VIRTUAL PUBLIC HEARING AGENDA  
WEDNESDAY, JANUARY 31, 2023  
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.

Continued Hearing on Remand:

**1. Application No. 20135-A of 3428 O Street LLC**

As amended, pursuant to 11 DCMR Subtitle X, Chapter 10, for an area variance from the Corner Store requirements of Subtitle U § 254.6(g), to operate a corner store on the first floor and basement of an existing mixed-use building in the R-20 Zone at premises 3428 O Street, NW (Square 1228, Lot 76).

**2. Application No. 21027 of Amit and Veronique Singh**

Relief:

- Special Exception from the penthouse requirements of Subtitle C § 1501.1(b)(2), pursuant to Subtitle C § 1501.1(c) and Subtitle X § 901.2
- Special Exception from the height requirements of Subtitle E § 303.1, pursuant to Subtitle E § 5203.1 and Subtitle X § 901.2

Project: To construct a new, three-story rear addition, and penthouse with roof deck, to an existing, detached, three-story flat in the RF-1 zone.

Address: 630 G Street, SE (Square 877, Lot 88)

ANC: 6B03

**3. Application No. 20983 of House of Ruth**

Relief:

- Special Exception from the minimum vehicle parking requirements of Subtitle C § 701, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Special Exception from the penthouse setback requirements of Subtitle C § 1504.1, pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2

Project: To raze two existing structures and construct a new, detached, four-story with cellar and penthouse, 40-unit apartment house in the RA-2 zone.

Address: 1815 and 1819 Minnesota Avenue, SE (Square PAR 02180139 and PAR 02180138)

ANC: 8A03

**4. Application No. 21033 of 1235 W ST, LLC**

Relief: Area Variance from the lot occupancy requirements of Subtitle F § 210.1, pursuant to Subtitle X 1002

Project: To construct a second story addition and convert to a 4-unit apartment house, an existing, semi-detached, two-story with basement, principal dwelling unit in the RA-2 zone.

Address: 1235 W Street, NW (Square 271, Lot 79)

ANC: 1B03

**5. Application No. 21015 of Elisabeth Kidder and Daniel Spurlock**

Relief:

- Special Exception under the rear addition requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2
- Special Exception from the lot occupancy of Subtitle E § 210.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2

Project: To construct a third story addition, and three-story with cellar rear addition, to an existing, attached, two-story with cellar, principal dwelling unit in the RF-1/CAP zone.

Address: 425 4th Street, NE (Square 812, Lot 51)

ANC: 6C02

**6. Application No. 20853 of 1212 Oates Street, LLC**

Relief: Special Exception from the rooftop and upper floor requirements of Subtitle E § 204.1, pursuant to Subtitle E § 204.4, Subtitle E § 5207, and Subtitle X § 901.2

Project: To construct a third-story addition, and convert to a flat, an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

Address: 1212 Oates Street, NE (Square 4060, Lot 79)

ANC: 5D04

**7. Application No. 20996 of 106 13<sup>th</sup> Street, LLC**

Relief: Use Variance from the matter-of-right uses of Subtitle U § 301, pursuant to Subtitle X § 1002

Project: To expand an existing restaurant use to the second floor, of a semi-detached, two-story with basement, commercial building in the RF-1 zone.

Address: 106 13th Street, SE (Square 1036, Lot 60)

ANC: 6B06

**8. Application No. 21025 of Heather Gustafson**

Relief:

- Special Exception from the minimum vehicle parking requirements of Subtitle C § 701, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Special Exception under Subtitle U § 203.1(h), pursuant to Subtitle X § 901.2

Project: To permit an existing child development center for 24 children and 4 staff, in a detached, two-story with basement, building in the R-1B zone.

Address: 2828 Hurst Terrace, NW (Square 1420, Lot 12)

ANC: 3D04

**9. Application No. 21030 of So Others Might Eat**

Relief:

- Special Exception from the minimum vehicle parking requirements of Subtitle C § 701, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Special Exception from the residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle X § 901.2
- Area Variance from the TDM Requirements of Subtitle C § 703.4, pursuant to Subtitle X § 1002
- Area Variance from the residential conversion requirements of Subtitle U § 320.2(c) , pursuant to Subtitle X § 1002

Project: To construct 73 apartment units, to an existing, semi-detached, three-story with cellar, apartment house in the RF-1 zone.

Address: 1876 4th Street, NE (Square 3567, Lots 811 and 812)

ANC: 5F05

**THE FOLLOWING WILL NOT BE HEARD TODAY:**

1. Application No. 20772 of District Properties.com, Inc. – 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  
CLIFFORD W. MOY, 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](mailto:opengovoffice@dc.gov). 3 DCMR § 10409.2.