

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, OCTOBER 2, 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. 21101 of Mendomas, LLC**

Relief: Special Exception under the requirements for daytime care uses of Subtitle U § 203.1(h), pursuant to Subtitle X § 901.2

Project: To construct a second story addition, and convert to a child development center for 82 children and 20 staff, an existing detached, one-story with cellar building in the R-1B zone.

Address: 245 Peabody Street, NW (Square 3388, Lot 811)

ANC: 4B-07

- Preliminary Matter: Party Status Requests

2. **Application No. 21160 of Three Tables, The, LLC**

Relief: Use Variance from the matter-of-right use requirements of Subtitle U § 401 pursuant to Subtitle X § 1002

Project: To permit a prepared food shop and retail use in an existing art gallery in a mixed-use building (residential on second and third floors) in the RA-2/DC zone.

Address: 1314 21st Street, NW (Square 69, Lot 228)

ANC: 2B-06

3. **Application No. 21164 of Christopher Mak**

Relief:

- Special Exception under the new residential development standards of Subtitle U § 421, pursuant to Subtitle X § 901.2
- Special Exception under the voluntary inclusionary zoning for floor area ratio standards of Subtitle F § 201.4, pursuant to Subtitle X § 901.2
- Special Exception from the theoretical subdivision requirements of Subtitle C § 302.1, pursuant to Subtitle C § 305.1 and Subtitle X § 901.2
- Area Variance from the rear yard requirements of Subtitle F § 207.1, pursuant to Subtitle X § 1002

Project: To construct a new, detached, two-story with cellar, 6-unit apartment house with one IZ unit, in the RA-1 zone.

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

ANC: 8D-08

4. 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 C § 909.2 and Subtitle X § 901.2
- Special Exception under the penthouse requirements of Subtitle C § 1501.1(d), pursuant to Subtitle X § 901.2
- Special Exception from the rear yard requirements of Subtitle G § 207.9, pursuant to Subtitle G § 207.14 and Subtitle X § 901.2

Project: To construct a new, attached, seven-story, with basement, penthouse, and roof deck, for use as a hotel with 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

5. Application No. 21173 of Kara Naseef

Relief: Special Exception from the rear yard requirements of Subtitle D § 207.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2

Project: To construct a one-story rear deck addition, to an existing, attached, two-story, principal dwelling unit in the R-3 zone.

Address: 4458 Greenwich Parkway, NW (Square 1351, Lot 174)

ANC: 3D-07

6. Application No. 17552-A of Benedictine Foundation and the St. Anselm's Abbey School

Relief:

- Modification With Hearing from Board of Zoning Adjustment Order No. 17552, pursuant to Subtitle Y § 704
- Special Exception under the private school use requirements of Subtitle U § 203.1(m) and Subtitle X § 104.

Project: To allow the construction of an addition to an existing on-campus building which will include new library space, meeting rooms, offices, and a classroom, to an existing private school in the R-1B zone.

Address: 4501 South Dakota Avenue, NE (Square 3977, Lot 133)

ANCs: 5A-02; 5B-01

7. Application No. 21172 of 1321 Anacostia Rd SE, LLC

Relief: Special Exception under the new residential development standards of Subtitle U § 421, pursuant to Subtitle X § 901.2

Project: To construct a third story and cellar addition and an additional four dwelling units, to an existing, semi-detached, two-story, 4-unit apartment house in the RA-1 zone.

Address: 1321 Anacostia Road, SE (Square 5507, Lot 18)

ANC: 7B-04

8. Application No.21175 of Andrew Brady and Benjamin Fishel

Relief: Special Exception under the rear addition requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2

Project: To construct a rear addition to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone.

Address: 49 Adams Street, NW (Square 3124, Lot 84)

ANC: 5E-05

9. Application No. 21186 of District of Columbia Department of General Services

Relief:

- Area Variance from the lot frontage requirements of Subtitle C § 303.1, pursuant to Subtitle X § 1002
- Area Variance from the building permit requirements of Subtitle A § 301.3, pursuant to Subtitle X § 1002

Project: To permit a theoretical lot subdivision on an existing tax lot, and to construct an office building, parking structure, fuel station, and accessory building in the PDR-1 zone.

Address: 3 DC Village Lane, SW (Square 6264, Lot 804)

ANC: 8D-04

10. Application No. 21101 of Mendomas, LLC

Relief: Special Exception under the requirements for daytime care uses of Subtitle U § 203.1(h), pursuant to Subtitle X § 901.2

Project: To construct a second story addition, and convert to a child development center for 82 children and 20 staff, an existing detached, one-story with cellar building in the R-1B zone.

Address: 245 Peabody Street, NW (Square 3388, Lot 811)

ANC: 4B-07

- Merits of the Application

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. Application No. 21163 of Kaely Michels-Gaultieri – Postponed to October 9, 2024

**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.