

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, APRIL 24, 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. 21103 of Developer RE1, LLC

Relief:

- Special Exception from the rear yard requirements of Subtitle G § 207.6, pursuant to Subtitle G § 5200.1, and Subtitle X § 901.2
- Special Exception from the court closed requirements of Subtitle G § 209.1, pursuant to Subtitle G § 5200.1, and Subtitle X § 901.2

Project: To raze existing structures and construct a detached, four-story with below-grade parking and penthouse, 47-unit apartment house in the MU-4 zone.

Address: 71 Kennedy Street, NW (Square 3389, Lot 138)

ANC: 4B-08

2. Application No. 19542-A of Bluebell Massage, LLC

Relief: Modification of Significance to Board of Zoning Adjustment Order No. 19542, issued July 27, 2017, pursuant to Subtitle Y § 704

Project: To permit the expansion of a previously approved massage establishment in the MU-4 zone.

Address: 3705 14th Street, NW, Units 1 and 2 (Square 2826, Lot 12)

ANC: 4C-04

3. Application No. 21094 of Chari and Delwyn Voss

Relief: Special Exception from the lot occupancy requirements of Subtitle E § 210.1, pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2

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

Address: 235 10th Street, NE (Square 964, Lot 811)

ANC: 6A-07

4. Application No. 21098 of John Giesecke and Jonathan Schmidt

Relief: Area Variance from the lot alley lot development standards of Subtitle E § 5100.1(a), pursuant to Subtitle X § 1002

Project: To construct a second story addition, and convert to a principal dwelling unit, an existing, semi-detached, commercial building in the RF-1 zone.

Address: 633 Rear E Street, SE (Square 877, Lot 888)

ANC: 6B-03

5. Appeal No. 21049 of Gernot Brodnig and Alison Schafer

Appeal pursuant to Subtitle X § 1100 from the decision made on August 11, 2023, by the District of Columbia Department of Buildings Zoning Administrator to issue Building Permit No. B2305113.

Address: 2716 O Street, NW (Square 1239, Lot 143)

ANC: 2E-06

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. **Application No. 21093 of Joseph and Kyle Fortson** – Postponed to June 12, 2024
2. **Application No. 21034 of Morningstar Community Development** – Postponed to December 4, 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.