

**BOARD OF ZONING ADJUSTMENT  
VIRTUAL PUBLIC HEARING AGENDA  
WEDNESDAY, APRIL 9, 2025  
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. 19887A of Marjorie Hutchinson**

Relief: Modification with Hearing from Board of Zoning Adjustment Order No. 19887, issued April 1, 2019, pursuant to Subtitle Y § 704

Project: To eliminate condition 10 of the original order and allow a storage shed located on the exterior of the building (restaurant) to be used as trash storage in the RF-1 zone.

Address: 1724 North Capitol Street, NW (Square 3105, Lot 72)

ANCs: 5E-03, 5F

**2. Application No. 21226 of Alexander-Benons, LLC**

Relief:

- Special Exception from the penthouse height requirements of Subtitle C § 1501.1(b), pursuant to Subtitle C § 1501.1(c) and Subtitle X § 901.2
- Special Exception from the penthouse setbacks requirements of Subtitle C § 1504.1(b), pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2
- Special Exception from the roof top or upper floor element requirements of Subtitle E § 204.1, pursuant to Subtitle E § 204.4 and Subtitle X § 901.2
- Special Exception from the rear yard requirements of Subtitle E § 207.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2
- Special Exception under the rear addition requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2
- 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 third story with roof deck, and a three-story with basement rear addition, and convert to a flat, an existing, attached, two-story with basement, principal dwelling unit in the RF-1 zone.

Address: 1206 Staples Street, NE (Square 4067, Lot 0058)

ANC: 5D-03

**3. Application No. 21255 of Paul Wallace**

Relief:

- Special Exception from the rear yard requirements of Subtitle D § 207.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2
- Special Exception from the accessory building rear yard requirements of Subtitle D § 5004.1(a), pursuant to Subtitle D § 5201 and Subtitle X § 901.2

Project: To construct a two-story plus cellar rear addition, to an existing, detached, two-story plus cellar, principal dwelling unit in the R-1B zone.

Address: 4725 Yuma Street, NW (Square 1534, Lot 33)

ANC: 3E-06

4. **Application No. 21256 of Sofia M. Ahmed and Abubaker F. Suliman** (formerly Samir Suliman)

Relief:

- Special Exception under the rear addition requirements of Subtitle E § 207.5, pursuant to Subtitle X § 901.2
- Special Exception under the new residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle X § 901.2

Projects: To construct a third story plus roof deck, and three-story rear addition with cellar, and convert to a 3-unit apartment house, an existing, semi-detached, two-story with cellar, principal dwelling unit in the RF-1 zone.

Address: 2710 Sherman Avenue, NW (Square 2858, Lot 0052)

ANCs: 1A-10 and 1E-05

5. **Application No. 21266 of Julia Howell and Marco Davis**

Relief: Special Exception from the accessory building maximum area requirements of Subtitle D § 5003.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2

Project: To renovate a detached one-story plus mezzanine accessory building (garage) into a two-story accessory building (garage with accessory apartment) in the rear yard of a detached, two-story plus basement, principal dwelling unit in the R-1B zone.

Address: 1111 Buchanan Street, NW (Square 2920, Lot 16)

ANC: 4E-04

6. **Application No. 21271 of Biemmnet S. Eshete**

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

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

Address: 5113 2nd Street, NW (Square 3399, Lot 25)

ANC: 4D-08

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

1. **Application No. 21237 of Yasmin Khan** – Rescheduled to June 4, 2025

**FREDERICK L. HILL, CHAIRPERSON**  
**CARL H. BLAKE, VICE-CHAIRPERSON**  
**VACANT, 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](mailto:opengovoffice@dc.gov). 3 DCMR § 10409.2.