

**BOARD OF ZONING ADJUSTMENT  
VIRTUAL PUBLIC HEARING AGENDA  
WEDNESDAY, MARCH 12, 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. 21080 of Aulona Alia**

Relief: Area Variance from the new alley record lot requirements of Subtitle C § 306.1(a), pursuant to Subtitle X § 1002

Project: To subdivide an alley record lot and create two new alley record lots and allow a two-story attached principal dwelling on each new lot in the RF-1 zone.

Address: 2017 Rear 2nd Street, NE, (Square 3564, Lot 39)

ANC: 5F-05

**2. Application No. 21240 of 71 Florida Ave 39, LLC**

Relief: Special Exception under the healthcare facility use requirements of Subtitle U § 203.1(J), pursuant to Subtitle X § 901.2

Project: To permit a 16-bed health care facility use in an existing, detached, two-story with basement, building in the R-2 zone.

Address: 4237 Eads Street, NE (Square 5089, Lot 72)

ANC: 7F-03

**3. Application No. 21241 of Nga and Zene Howard**

Relief:

- Special Exception from the side yard requirements of Subtitle D § 208.7, pursuant to Subtitle D § 5201 and Subtitle X § 901.2
- Special Exception from the pervious surface requirements of Subtitle D § 211.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2

Project: To construct a front, two-story addition, to an existing, attached, two-story, principal dwelling unit in the R-1B zone.

Address: 5010 V Street, NW (Square 1388, Lot 104)

ANC: 3D-05

**4. Application No. 21244 of Wisconsin Overlook, LLC**

Relief:

- Special Exception from the lot occupancy requirements of Subtitle D § 210.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2
- Special Exception from the accessory building area requirements of Subtitle D § 5003.1, 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 rear deck and screened porch addition to a three-story with cellar principal dwelling unit and a second story addition to the rear yard accessory building (garage) in the R-1B zone.

Address: 2619 Wisconsin Avenue, NW (Square 1935, Lot 44)

ANCs: 3C-08, 3B-01

**5. Appeal No. 21231 of Courtney Bolin and William Gabler**

Relief: Appeal pursuant to Subtitle X § 1100, from the decision made on August 23, 2024, by the District of Columbia Department of Buildings Zoning Administrator to issue Building Permit No. B2309496.

Address: 3021 15th Street, NE (Square 4017, Lot 22)

ANC: 5B-03

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

1. Appeal No. 21057 of ANC 6C - Postponed to September 24, 2025

**FREDERICK L. HILL, CHAIRPERSON  
CARL H. BLAKE, VICE-CHAIRPERSON  
LORNA L. JOHN, 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.