

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, JUNE 7, 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.

1. Application No. 20888 of Shahabeddin Toobaie

Relief:

- Special Exception from the rear addition requirements of Subtitle E § 205.4, pursuant to Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2
- Special Exception from the rooftop and upper floor requirements of Subtitle E § 206.1, pursuant to Subtitle E § 206.4, Subtitle E § 5207, and Subtitle X § 901.2
- Special Exception from the matter-of-right uses of Subtitle U § 301, pursuant to Subtitle U § 320.2 and Subtitle X § 901.2
- 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 uses of Subtitle C § 1501.1(b)(2), pursuant to Subtitle C § 1501.1(c) and Subtitle X § 901.2

Project: To construct three story with cellar and roof deck, side and rear additions, and convert to a three-unit apartment house, an existing, semi-detached, three-story with cellar, principal dwelling unit in the RF-1 zone.

Address: 447 Park Road, NW (Square 3036, Lot 23)

ANC: 1E01

2. Application No. 20890 of Javlon Turdiev and Jasmine Buttolph

Relief: Special Exception from the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle U § 421 and Subtitle X § 901.2

Project: To construct an accessory dwelling unit, to an existing, attached, two-story with cellar, principal dwelling unit in the RA-1 zone.

Address: 17 Rock Creek Church Road, NW (Square 3321, Lot 52)

ANC: 4C05

3. Application No. 20899 of VRNM, LLC

Relief:

- Special Exception from the floor area ratio requirements of Subtitle F § 302.1, pursuant to Subtitle F § 302.2, Subtitle F § 5206, and Subtitle X § 901.2
- Special Exception from the lot occupancy requirements of Subtitle F § 304.1, pursuant to Subtitle F § 5201 and Subtitle X § 901.2
- Special Exception from the side yard requirements of Subtitle F § 306.6, pursuant to Subtitle F § 5201 and Subtitle X § 901.2

- Special Exception from the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle U § 421 and Subtitle X § 901.2
- Special Exception from the court width requirements of Subtitle F § 202.1, pursuant to Subtitle F § 5201 and Subtitle X § 901.2

Project: To construct a third story and three-story rear addition, with cellar and penthouse, and convert to a five-unit apartment house, an existing, two-story with cellar, principal dwelling unit in the RA-1 zone.

Address: 214 Varnum Street, NW (Square 3317, Lot 102)

ANC: 4C06

4. **Application No. 20900 of PSG 5 Fisher SPV, LLC**

Relief:

- Special Exception from the minimum parking requirements of Subtitle C § 701, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2
- Special Exception from the lot occupancy requirements of Subtitle G § 404.1, pursuant to Subtitles G §§ 409.1 and 1200; and Subtitle X § 901.2

Project: To construct a third and fourth story addition, with penthouse, and convert to a nine-unit mixed-use apartment building, an existing two-story with cellar, semi-detached, commercial building in the MU-4 zone.

Address: 1108 Montello Avenue, NE (Square 4070, Lot 84)

ANC: 5D03

5. **Application No. 20901 of Kay Properties, LLC**

Relief: Special Exception from the minimum vehicle parking requirements of Subtitle C § 701, pursuant to Subtitle C § 703.2 and Subtitle X § 901.2

Project: To construct a fourth story with penthouse, and four-story rear addition with cellar and basement, and nine dwelling units to an existing, attached, three-story with cellar and basement, apartment house in the RA-2 zone.

Address: 1448 Fairmont Street, NW (Square 2665, Lot 48)

ANC: 1A08

6. **Application No. 20902 of Niloofar Howe**

Relief: Special Exception from the matter-of-right uses of Subtitle U § 600.1(f), pursuant to Subtitle U § 601.1(f) and Subtitle X § 901.2

Project: To construct a two-story with basement, principal dwelling unit on an alley lot in the R-20 zone.

Address: 1722-1726 34th Street, NW (Square 1297, Lots 93-97)

ANC: 2E02

7. Application No. 20905 of Jared Bomberg and Marita Starr

Relief:

- Special Exception from the lot occupancy requirements of Subtitle E § 304.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2
- Special Exception from the rear yard requirements of Subtitle E § 306.1, pursuant to Subtitle E § 5201 and Subtitle X § 901.2

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

Address: 706 15th Street, SE (Square 1077, Lot 95)

ANC: 6B09

8. Application No. 20904 of Wongel “Lily” Hanfere

Relief: Special Exception from the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle U § 421 and Subtitle X § 901.2

Project: To construct a third story and three-story rear addition, and convert to a flat, an existing, two-story with basement principal dwelling unit in the RA-1 zone.

Address: 2909 N Street, SE (Square 5548, Lot 31)

ANC: 7B04

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. **Application No. 20824 of Rupsha 2011, LLC** – Rescheduled to September 20, 2023
(ANC 8E)

**FREDERICK L. HILL, CHAIRPERSON
LORNA L. JOHN, VICE-CHAIRPERSON
VACANT, 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 hearing is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov