

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC MEETING AGENDA
WEDNESDAY, OCTOBER 22, 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 decide items on the Agenda out of turn.

I. MOTION FOR RECONSIDERATION

1. Application No. 21157 of 3428 O Street LLC

Relief:

- Special exception from the corner store use requirements of Subtitle U § 254.13(a), pursuant to Subtitle U § 254.14 and Subtitle X § 901.2
- Area variance from the corner store location requirements of Subtitle U § 254.6(g), pursuant to Subtitle X § 1002

Project: To operate a corner store on the first floor and basement of an existing mixed-use building in the R-3/GT zone.

Address: 3428 O Street, NW (Square 1228, Lot 76)

ANC: 2E-03

II. TIME EXTENSION

2. Application No. 20943-A of WCP 1207 H Street, LLC

Relief: Time Extension to Board of Zoning Adjustment Order No 20943, pursuant to Subtitle Y § 705.2

Project: To extend for an additional two years, Board of Zoning Adjustment Order No. 20943, to raze an existing structure, and to construct a new, detached, six-story with below-grade parking and penthouse, 184-210 dwelling unit, mixed-use building in the NMU-7B/H-A zone.

Address: 1207 H Street, NE (Square 1004, Lot 342)

ANC: 6A-02

III. REQUESTS FOR ADVANCED PARTY STATUS IN OPPOSITION for Natalie Martinez, Andrew Karay, and Dawn Boutelle

3. Application No 21361 of Moshood Olavinka

Relief:

- Special Exception from the side yard requirements of Subtitle E § 208.3, pursuant to Subtitle E § 5201 and Subtitle X § 901.2

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

Project: To construct a third story and a three-story rear addition plus cellar, and convert to a 4-unit apartment house, an existing, semi-detached, two-story plus cellar, principal dwelling unit in the RF-1 zone.

Address: 1253 Morse St, NE (Square 4069, Lots 0058)

ANC: 5D-03

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. 3 DCMR § 10409.2.