

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC MEETING 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 decide items on the Agenda out of turn.

I. DECISIONS

1. Application No. 21239 of John Hayman

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 lot occupancy requirements of Subtitle D § 210.1, pursuant to Subtitle D § 5201 and Subtitle X § 901.2

Project: To construct a rear, two-story plus cellar addition, to an existing, detached, two-story plus cellar, principal dwelling unit in the R-2 zone.

Address: 3220 Brothers Place, SE (Square 5990, Lot 12)

ANC: 8C-04

2. Application No. 21220 of 327 Upshur, LLC

Relief:

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

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

Address: 1154 Morse Street, NE (Square 4065, Lot 0814)

ANC: 5D-03

I. TIME EXTENSION

3. Application No. 20879-A of PB Universal South LLC and PB Universal North LLC

Relief: Time Extension from Board of Zoning Adjustment Order No. 20879, pursuant to Subtitle Y § 705.2

Project: To extend for an additional two years, Board of Zoning Adjustment Order No. 20879, to construct upper floor additions with penthouses and roof decks, and convert to a residential use, an existing, detached, nine-story, with below-grade parking, penthouses, and roof decks, residential building with ground floor retail in the MU-9B zone.

Address: 1825/1875 Connecticut Avenue, NW (Square 2535, Lot 42)
ANCs: 1C-01, 2B-01, 2D-02

III. DECISIONS (Continued)

4. Application No. 21252 of Embassy of the Republic of Cuba

Relief: Foreign Mission under the matter-of-right uses of Subtitle U § 401, pursuant to Subtitle X § 201 and the Foreign Missions Act

Project: To construct a retaining wall, security fence, and screening, to an existing, detached, chancery building in the RA-2 and RA-4 zones.

Address: 2630 16th Street, NW (Square 2575, Lot 843)

ANCs: 1A-01, 1C-09

THE FOLLOWING WILL NOT BE DECIDED TODAY:

1. Application No. 21251 of Michele Lieber (Exp. Review) - Withdrawn

**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. 3 DCMR § 10409.2.