

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, MAY 8, 2024
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. 21067 of 2001 RIA Owner, LLC

Relief:

- Special Exception under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, pursuant to Subtitle X § 901.2
- Special Exception under Subtitle G § 207.14 from the rear yard requirements of Subtitle G § 207.6, pursuant to Subtitle X § 901.2

Project: To raze an existing structure, and to construct a new, detached, four-story with cellar and penthouse, with 50 residential units, mixed use building in the MU-4 zone.

Address: 2001 Rhode Island Avenue, NE (Square 4217N, Lot 7)

ANC: 5C-07

2. Application No. 20976 1427 Shepherds St, LLC

Relief: 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 roof deck, three-story with cellar rear addition, a two-story accessory structure, and convert to a three-unit apartment house, an existing, attached, two-story with cellar, principal dwelling unit in the RF-1 zone.

Address: 1427 Shepherd Street, NW (Square 2694, Lot 30)

ANC: 4C-04

3. Application No. 21058 of Rupsha 2011, LLC

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

Project: To construct a detached, three-story with cellar, 39-unit apartment house in the RA-1 zone.

Address: 2424 Pomeroy Road, SE (Square 5873, Lots 856, 857, 104, 903, and 932)

ANC: 8B-04

4. Application No. 20631-A of 723 Morton Street, LLC

Relief:

- Time Extension for Board of Zoning Adjustment Order No. 20631, final date April 7, 2022, pursuant to Subtitle Y § 705
- Modification of Significance from Board of Zoning Adjustment Order No. 20631, final date April 7, 2022, pursuant to Subtitle Y § 704

- Area Variance from the lot dimension requirements of Subtitle E § 202.1, pursuant to Subtitle X § 1002

Project: To subdivide a record lot into two new adjoining record lots and construct two new, attached, three-story with cellar and roof deck, flats (including 1 IZ unit) in the RF-1 zone.

Address: 723 Morton Street, NW (Square 2894, Lot 91)

ANC: 1E-03

5. Application No. 21112 of The Heritage Foundation

Relief:

- Special Exception under the accessory parking requirements of Subtitle U § 203.1(k), pursuant to Subtitle X § 901.2
- Area Variance from the special exception use requirements of Subtitle U § 203.1(k)(8)(A), pursuant to Subtitle X § 1002
- Area Variance from the special exception use requirements of Subtitle U § 203.1(k)(8)(B), pursuant to Subtitle X § 1002

Project: To permit accessory parking lots in the RF-1/CAP zone.

Address: 415 3rd Street, NE, 416 4th Street, NE, and 424 4th Street, NE (Square 780, Lots 43,62, and 810)

ANC: 6C-02

6. Application No. 21113 of FP CPT 1750 H Street, LLC

Relief: Special Exception from the penthouse requirements of Subtitle C § 1501.1(e), pursuant to Subtitle X § 901.2

Project: To construct a habitable penthouse with roof deck, to an existing, detached, ten-story with penthouse office building in the D-6 zone.

Address: 1750 H Street, NW (Square 166, Lot 42)

ANC: 2A-07

7. Application No 21115 of Asa and Whitney Davis

Relief: Special Exception under Subtitle E § 204.4 from the roof top and upper floor element requirements of Subtitle E § 204.1, pursuant to Subtitle X § 901.2

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

Address: 5714 8th Street, NW (Square 2989, Lot 61)

ANC: 4D-01

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. **Application No. 21109 of Jemal's Corcoran, LLC** – Postponed to July 3, 2024

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