

**BOARD OF ZONING ADJUSTMENT
VIRTUAL PUBLIC HEARING AGENDA
WEDNESDAY, MAY 5, 2021
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. 20377 of 16th Street Residential, LLC**

Address: 1630 Columbia Road, NW (Square 2578, Lot 834)

Project: Allow a ground floor café to be accessible to the public, as an accessory use to an existing apartment house in the RA-4 Zone.

Relief:

- Special Exception under the use provisions of U § 420.1(g)
- Area Variance from the distance requirements of Subtitle U § 420.1(g)(5)

Pursuant to: Subtitle X § 901.2, Subtitle X, Chapter 10

ANC 1C06

2) **Application No. 20389 of Simone Management, LLC**

Pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under the new residential development provisions of Subtitle U § 421.1, to convert an existing, two-story, detached, principal dwelling unit, to a three-story, 16-unit apartment house with cellar, in the RA-1 Zone at premises 3044 30th Street, SE (Square 5720, Lot 12).

ANC 8B

3) **Application No. 20431 of Patrick Basse and Dolie Schein**

Address: 4403 Garrison Street, NW (Square 1581, Lot 81)

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

Relief: Special Exception from the side yard requirements of Subtitle D § 206.7

Pursuant to: Subtitle D § 5201 and Subtitle X § 901.2

ANC 3E03

4) **Application No. 20423 of Philip J. Cross**

Address: 1219 Kenyon Street, NW (Square 2844, Lot 118)

Project: To construct a two-story rear addition to an existing, attached, two-story principal dwelling unit, and to convert the principal dwelling unit to a three-unit apartment house in the RF-1 Zone.

Relief: Special Exception from:

- The residential conversion requirements Subtitle U § 320.2
- The court requirements of Subtitle E § 203.1;
- The rear addition requirements of Subtitle E § 205.4;

Pursuant to: Subtitle E § 205.5, Subtitle E § 5201 and Subtitle X § 901.2

ANC 1A06

5) **Application No. 20424 of Shaw 927, LLC**

Address: 927 N Street, NW (Square 367, Lot 13)

Project: To construct a three-story rear addition to and to renovate an existing, nonconforming, three-story, four-unit residential building, with cellar, in the RF-1 Zone.

Relief: As amended

Special Exceptions from:

- The apartment house requirements of Subtitle U § 301.4
- The lot occupancy restrictions of Subtitle E § 304.1
- The rear yard requirements of Subtitle E § 306.1
- The minimum court dimensions of Subtitle E § 203.1
- The side yard requirements of Subtitle E § 207.4
- The off-street parking requirements of Subtitle C § 701.5

Pursuant to: Subtitle U § 320.2, Subtitle E § 5201, Subtitle C § 703.2, and Subtitle X § 901.2
ANC 2F06

THE FOLLOWING WILL NOT BE HEARD TODAY:

1. **20457 – Application of S5 District, LLC**

Rescheduled to May 19, 2021

2. **20450 – Application of John and Katie Durcan**

Rescheduled to June 9, 2021

3) **20454 – Application of 4243 Benning, LLC**

Rescheduled to June 9, 2021

4) **20456 – Application of 1002 Rhode Island, LLC**

Rescheduled to June 16, 2021

5) **20252 – Appeal of Citizens Against Developers Greatly Obfuscating (CADGO)**

Rescheduled to November 3, 2021

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