

**BOARD OF ZONING ADJUSTMENT  
NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE:** Wednesday, January 31, 2024, @ 9:30 a.m.  
**Via WebEx & YouTube (Office of Zoning):** <https://dcoz.dc.gov/BZA01-31-2024>  
**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>  
**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

**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.

**WARD THREE**

<b>Application of:</b>	Heather Gustafson
<b>Case No.:</b>	21025
<b>Address:</b>	2828 Hurst Terrace N.W. (Square 1420, Lot 12)
<b>ANC:</b>	3D
<b>Relief:</b>	Special Exceptions from: <ul style="list-style-type: none"><li>• the matter-of-right uses of Subtitle U § 201 (pursuant to Subtitle U § 203.1(h) and Subtitle X § 901.2)</li><li>• the minimum vehicle parking requirements of Subtitle C § 701 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)</li></ul>
<b>Project:</b>	To permit an existing child development center for 24 children and four staff, in a detached, two-story with basement, building in the R-1B Zone.

### **WARD SIX**

<b>Application of:</b>	<b>Amit and Veronique Singh</b>
<b>Case No.:</b>	<b>21027</b>
<b>Address:</b>	630 G Street S.E. (Square 877, Lot 88)
<b>ANC:</b>	<b>6B</b>
<b>Relief:</b>	Special Exceptions from: <ul style="list-style-type: none"><li>• the penthouse requirements of Subtitle C § 1501.1(b)(2) (pursuant to Subtitle C § 1501.1(c) and Subtitle X § 901.2)</li><li>• the side yard requirements of Subtitle E § 207.2 (pursuant to Subtitle E § 207.3 and Subtitle X § 901.2)</li><li>• the height requirements of Subtitle E § 303.1(pursuant to Subtitle E § 5203.1 and Subtitle X § 901.2)</li></ul>
<b>Project:</b>	To construct a three-story rear addition, and penthouse with roof deck, to an existing, detached, three-story flat in the RF-1 Zone.

### **WARD FIVE**

<b>Application of:</b>	<b>So Others Might Eat</b>
<b>Case No.:</b>	<b>21030</b>
<b>Address:</b>	1801 4th Street N.E. (Square 3567, Lots 811 and 812)
<b>ANC:</b>	<b>5F</b>
<b>Relief:</b>	Special Exceptions from: <ul style="list-style-type: none"><li>• the minimum vehicle parking requirements of Subtitle C § 701 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)</li></ul> Area Variance from: <ul style="list-style-type: none"><li>• the Special Exception use requirements of Subtitle U § 320.2(c) (pursuant to Subtitle X § 1002)</li></ul>
<b>Project:</b>	To construct 73 apartment units to an existing, semi-detached, three-story with cellar, apartment house in the RF-1 Zone.

## **WARD EIGHT**

<b>Application of:</b>	<b>District of Columbia Department of General Services</b>
<b>Case No.:</b>	<b>21032</b>
<b>Address:</b>	2700 Martin Luther King Jr. Avenue S.E. (Square 5868-S, Lot 859)
<b>ANC:</b>	<b>8C</b>
<b>Relief:</b>	Special Exceptions from: <ul style="list-style-type: none"><li>• the short-term bicycle parking space requirements of Subtitle C § 804 (pursuant to Subtitle C § 807.2 and Subtitle X § 901.2)</li><li>• the short-term bicycle parking space requirements of Subtitle C § 805 (pursuant to Subtitle C § 807.2 and Subtitle X § 901.2)</li></ul>
<b>Project:</b>	To raze an existing structure, and to construct a new, detached, hospital in the StE-1 Zone.

## **WARD ONE**

<b>Application of:</b>	<b>1235 W ST, LLC</b>
<b>Case No.:</b>	<b>21033</b>
<b>Address:</b>	1235 W Street N.W. (Square 271, Lot 79)
<b>ANC:</b>	<b>1B</b>
<b>Relief:</b>	Area Variance from: <ul style="list-style-type: none"><li>• the lot occupancy requirements of Subtitle F § 210.1 (pursuant to Subtitle X § 1002)</li></ul>
<b>Project:</b>	To construct a second story addition and convert to a four- unit apartment house, an existing, semi-detached, two-story with basement, principal dwelling unit in the RA-2 Zone.

### **PLEASE NOTE:**

This public hearing will be held virtually through WebEx. Information for parties and the public to participate, view, or listen to the public hearing will be provided on the Office of Zoning website and in the case record for each application or appeal by the Friday before the hearing date.

The public hearing in these cases will be conducted in accordance with the provisions of Subtitles X and Y of the District of Columbia Municipal Regulations, Title 11, including the text provided in the Notice of Emergency and Proposed Rulemaking adopted by the Zoning Commission on May 11, 2020, in Z.C. Case No. 20-11.

Individuals and organizations interested in any application may testify at the public hearing via WebEx or by phone and are strongly encouraged to sign up to testify 24 hours prior to the start of the hearing on OZ's website at <https://dcoz.dc.gov/> or by calling Robert Reid at 202-727-5471. Pursuant to Subtitle Y, Chapter 2 of the Regulations, the Board may impose time limits on the testimony of all individuals and organizations.

Individuals and organization may also submit written comments to the Board by uploading submissions via IZIS or by email to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov). Submissions are strongly encouraged to be sent at least 24 hours prior to the start of the hearing.

### **Do you need assistance to participate?**

*\*Note that party status is not permitted in Foreign Missions cases.*

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#### Amharic

ለመሳተፍ ዕርዳታ ያስፈልግዎታል?

የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም)

ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-

0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እነዚህ አገልግሎቶች የሚሰጡት በነጻ ነው።

#### Chinese

您需要有人帮助参加活动吗?

如果您需要特殊便利设施或语言协助服务(翻译或口译),请在见面之前提前五天与 Zee Hill 联系,电话号码 (202) 727-0312, 电子邮件 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov)。这些是免费提供的服务。

#### French

Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

#### Korean

참여하시는데 도움이 필요하세요?

특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

#### Spanish

¿Necesita ayuda para participar?

Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

#### Vietnamese

Quý vị có cần trợ giúp gì để tham gia không?

Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

**FREDERICK L. HILL, CHAIRPERSON  
LORNA L. JOHN, VICE-CHAIRPERSON  
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**

This meeting 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](mailto:opengovoffice@dc.gov).