

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

TIME AND PLACE: Wednesday, December 13, 2023, @ 9:30 a.m.
Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA12-13-2023>
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 TWO

Application of:	RWD Properties, LLC
Case No.:	21003
Address:	1775 T Street N.W. (Square 151, Lot 241)
ANC:	2B
Relief:	Special Exception from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle G § 404.1; and the nonconforming structure requirements of Subtitle C § 202.2 (pursuant to Subtitle G §§ 409.1 and 1201; and Subtitle X § 901.2)
Project:	To construct rear additions, and to convert to a three-unit apartment house, an existing, attached, three-story with basement, commercial in the MU-4 Zone.

WARD FOUR

Application of:	District Dogs
Case No.:	21004
Address:	7170 12 th Street N.W. (Square 2950, Lot 988)
ANC:	4A
Relief:	Special Exception from: <ul style="list-style-type: none">• the use permissions of Subtitle K § 913.2 (pursuant to Subtitle K § 915.2(a) and Subtitle X § 901.2)
Project:	To construct an animal care and boarding establishment in an existing, attached, six-story, mixed-use building in the WR-2 Zone.

WARD TWO

Application of:	Jake's Tavern
Case No.:	21005
Address:	1606 7 th Street N.W. (Square 420, Lot 23)
ANC:	2G
Relief:	Special Exception from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle G § 404.1 (pursuant to Subtitle G §§ 409.1 1201; and Subtitle X § 901.2)
Project:	To construct a rear addition to an existing, attached, two-story restaurant in the MU-4 Zone.

WARD THREE

Application of:	Josh Green
Case No.:	21006
Address:	2905 28 th Street N.W. (Square 2106, Lot 89)
ANC:	3C
Relief:	Special Exception from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle D § 304.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)
Project:	To construct a three-story rear addition, to an existing, detached, three-story principal dwelling unit in the R-3 Zone.

WARD THREE

Application of:	2639 41 st Street NW, LLC
Case No.:	21009
Address:	2639 41st Street N.W. (Square 1807, Lot 45)
ANC:	3B
Relief:	Special Exception under: <ul style="list-style-type: none">• the new residential development requirements of Subtitle U § 421 (pursuant to Subtitle X § 901.2)
Project:	To construct a third story with roof deck and a three-story with cellar rear addition, and an additional three dwelling units, to convert to a seven-unit apartment house, an existing, semi-detached, two-story with cellar, four-unit apartment house in the RA-1 Zone.

WARD FIVE

Application of:	NL 1271 5 th ST, LLC
Case No.:	21010
Address:	1271 5 th Street N.E. (Square 3591, Lot 3)
ANC:	5D
Relief:	Special Exceptions from: <ul style="list-style-type: none">• the minimum parking requirements of Subtitle C § 701.5 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)• the penthouse requirements of Subtitle C § 1501.1 (pursuant to Subtitle C § 1501.1(d) and Subtitle X § 901.2)• the floor area ratio requirements of Subtitle J § 202.1(pursuant to Subtitle J § 210.1 and Subtitle X § 901.2)• the rear yard requirements of Subtitle J § 205.2(pursuant to Subtitle J § 210.1 and Subtitle X § 901.2)• the side yard requirements of Subtitle J § 206.1(pursuant to Subtitle J § 210.1 and Subtitle X § 901.2)• the transition setback regulations of Subtitle J § 207.2(pursuant to Subtitle J § 210.1 and Subtitle X § 901.2)
Project:	To construct a new, attached, four-story, with basement, penthouse, and roof deck, mixed-use building in the PDR-1 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 bz submissions@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.*

Do you need assistance to participate?

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 ይገናኙ። እነኚህ 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。这些是免费提供的服务。

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。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 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 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 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 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 .