

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
WEDNESDAY, DECEMBER 9, 2020  
VIRTUAL HEARING via WebEx**

**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.

**TIME: 9:30 A.M.**

**WARD ONE**

20325            **Application of Ethan Landis**, pursuant to 11 DCMR Subtitle X,  
ANC 1B           Chapter 9, for a special exception under Subtitle E § 206.2 from the  
                         upper floor addition requirements of Subtitle E § 206.1(a), to construct  
                         a third story addition, and add a second dwelling unit to an existing  
                         attached principal dwelling unit in the RF-1 Zone at premises 2611  
                         13th Street, N.W. (Square 2862, Lot 70).

**WARD ONE**

20326            **Application of Spence Allin**, pursuant to 11 DCMR Subtitle X,  
ANC 1B           Chapter 9, for a special exception under Subtitle E § 206.2 from the  
                         upper floor addition requirements of Subtitle E § 206.1(a), to construct  
                         a third story addition, and add a second dwelling unit to an existing  
                         attached principal dwelling unit in the RF-1 Zone at premises 2613  
                         13th Street, N.W. (Square 2862, Lot 71).

**WARD ONE**

20327            **Application of 1214 Fairmont ST NW LLC**, pursuant to 11 DCMR  
ANC 1B           Subtitle X, Chapter 9, for a special exception under the residential  
                         conversion requirements of Subtitle U § 320.2, to construct a third  
                         story and a three-story rear addition and convert the existing principal  
                         dwelling unit into a three-unit apartment house in the RF-1 Zone at  
                         premises 1214 Fairmont Street N.W. (Square 2862, Lot 87).

**WARD FOUR**

20328            **Application of Madison Heights LLC**, pursuant to 11 DCMR Subtitle  
ANC 4C           X, Chapter 9, for a special exception under the new residential  
                         development requirements of Subtitle U § 421.1, to add 6 additional  
                         units to an existing principal dwelling unit in the RA-1 Zone at  
                         premises 1214 Madison Street N.W. (Square 2934, Lot 35).

**WARD SEVEN**

20329            **Application of Ekop I Graham**, pursuant to 11 DCMR Subtitle X,  
ANC 7C           Chapter 10, for area variances from the lot dimension requirements of  
                     Subtitle D § 302.1 and the side yard requirements of Subtitle D §  
                     306.3, to construct a new semi-detached building with two principal  
                     dwelling units in the R-2 Zone at premises 1138 51st Street N.E.  
                     (Square 5201, Lot 809).

**WARD THREE**

20330            **Application of 5608 Broad LLC**, pursuant to 11 DCMR Subtitle X,  
ANC 3G           Chapter 10, for a use variance from the use provisions of Subtitle U §  
                     201.1, to permit the conversion of an existing storage space into a  
                     fitness center in the R-1-B Zone at premises 5608 Broad Branch Road,  
                     N.W. (Square 1997, Lot 78).

**WARD SIX**

20333            **Application of Matthew Pickner**, pursuant to 11 DCMR Subtitle X,  
ANC 6C           Chapter 9, for special exceptions under Subtitle E § 5201 from the lot  
                     occupancy requirements of Subtitle E § 304.1, and from the rear yard  
                     requirements of Subtitle E § 306.1, to construct a three-story rear  
                     addition to an existing attached dwelling unit in the RF-1 Zone at  
                     premises 1165 3rd Street, N.E. (Square 773, Lot 270).

**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.

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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.*

**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](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እነዚህ አገልግሎቶች የሚሰጡት በነጻ ነው።

Chinese

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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

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Spanish

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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  
VACANT, 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**