

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

TIME AND PLACE: Wednesday, April 24, 2024, @ 9:30 a.m.
Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA04-24-2024>
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 FOUR

Application of:	Bluebell Massage, LLC
Case No.:	19542A
Address:	3705 14 th Street, N.W. Units 1 and 2 (Square 2826, Lot 12)
ANC:	4C
Relief:	Modification of Significance to: <ul style="list-style-type: none">• Board of Zoning Adjustment Order No. 19542, effective date August 6, 2017 (pursuant to Subtitle Y § 703)
Project:	To permit a massage establishment in the MU-4 Zone.

WARD SIX

Application of:	Joseph and Kyle Fortson
Case No.:	21093
Address:	138 E Street S.E. (Square 735, Lot 15)
ANC:	6B
Relief:	Special Exception from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle E § 210.1(pursuant to Subtitle E § 5201 and Subtitle X § 901.2)
Project:	To construct a second story addition to an existing, detached, accessory garage, in the rear of an existing, attached, three-story, principal dwelling unit in the RF-1 Zone.

WARD SIX

Application of:	Chari and Delwyn Ross
Case No.:	21094
Address:	235 10 th Street N.E. (Square 964, Lot 811)
ANC:	6A
Relief:	Special Exception from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle E § 210.1(pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2)
Project:	To construct a two story with cellar rear addition, to an existing, attached, three-story, principal dwelling unit in the RF-1 Zone.

WARD SIX

Application of:	John Giesecke and Jonathan Schmidt
Case No.:	21098
Address:	633 Rear E Street S.E. (Square 877, Lot 888)
ANC:	6B
Relief:	Area Variance from: <ul style="list-style-type: none">• the alley lot development standards of Subtitle E § 51001.1(a) (pursuant to Subtitle X § 1002)
Project:	To construct a second story addition, and to convert to a principal dwelling unit, an existing, one-story, semi-detached, commercial building in the RF-1 Zone.

WARD FOUR

Application of:	Developer REI, LLC
Case No.:	21103
Address:	71 Kennedy Street N.W. (Square 3389, Lot 138)
ANC:	4B
Relief:	Special Exceptions from: <ul style="list-style-type: none">• the rear yard requirements of Subtitle G § 207.6 (pursuant to Subtitle G § 404.1, Subtitle G § 5200.1; and Subtitle X § 901.2)• the court requirements of Subtitle G § 209.1(pursuant to Subtitle G § 404.1, Subtitle G § 5200.1; and Subtitle X § 901.2)
Project:	To raze existing structures, and to construct a detached, four-story with below grade parking and penthouse, 47-unit apartment house in the MU-4 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)

ካስፈላገዎች 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。

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
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**

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 .