

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
WEDNESDAY, APRIL 28, 2021  
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 FIVE**

<b>Application of:</b>	<b>Paul DeYoung</b>
<b>Case No.:</b>	<b>20442</b>
<b>Address:</b>	78 R Street N.W. (Square 3101, Lot 72)
<b>ANC:</b>	<b>5E</b>
<b>Relief:</b>	Area Variances from: <ul style="list-style-type: none"><li>• the vehicular access requirements of Subtitle C § 711.7 (pursuant to Subtitle X, Chapter 10)</li><li>• the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle X, Chapter 10)</li><li>• the rear yard requirements of Subtitle E § 306.1(pursuant to Subtitle X, Chapter 10)</li><li>• the nonconforming structure requirements of Subtitle C 202.2(b) (pursuant to Subtitle X, Chapter 10)</li></ul>
<b>Project:</b>	To construct a rear deck addition to an existing, attached, two-story flat, in the RF-1 Zone.

**WARD TWO**

<b>Application of:</b>	<b>Georgetown 29K Acquisition, LLC</b>
<b>Case No.:</b>	<b>20443</b>
<b>Address:</b>	1051-1055 29 <sup>th</sup> Street N.W. (Square 1193, Lots 45, 46, and 800-804)
<b>ANC:</b>	<b>2E</b>
<b>Relief:</b>	Special Exceptions under: <ul style="list-style-type: none"><li>• the loading berth requirements of Subtitle C § 901.1 (pursuant to Subtitle C § 909.2 and Subtitle X § 901.2)</li><li>• the penthouse enclosure requirements of Subtitle C § 1500.6 (pursuant to Subtitle C § 1504.1 and Subtitle X § 901.2)</li></ul>
<b>Project:</b>	To convert an existing, detached, nonresidential building to a 10-story, 70-72 unit, detached, residential building with a parking garage and penthouse in the MU-13 Zone.

**WARD THREE**

<b>Application of:</b>	<b>Johnathan Gillespie</b>
<b>Case No.:</b>	<b>20448</b>
<b>Address:</b>	2022 37th Street N.W. (Square 1301, Lot 840)
<b>ANC:</b>	<b>3B</b>
<b>Relief:</b>	Special Exception under: <ul style="list-style-type: none"><li>• the lot occupancy restrictions of Subtitle D § 304.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)</li></ul>
<b>Project:</b>	To construct a one-story rear deck addition to an existing, two-story, detached principal dwelling unit in the R-3 Zone.

**WARD SIX**

<b>Application of:</b>	<b>PD 236 Properties, LLC</b>
<b>Case No.:</b>	<b>20449</b>
<b>Address:</b>	1173 3 <sup>rd</sup> Street N.E. (Square 773, Lot 274)
<b>ANC:</b>	<b>6C</b>
<b>Relief:</b>	Special Exceptions under: <ul style="list-style-type: none"> <li>• the rooftop and upper floor requirements of Subtitle E § 206.1 (pursuant to Subtitles E §§ 206.4 and 5201; and Subtitle X § 901.2)</li> <li>• the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)</li> <li>• the rear yard requirements of Subtitle E § 306.1 (pursuant to Subtitle E § 5201; and Subtitle X § 901.2)</li> </ul>
<b>Project:</b>	To partially raze the existing, attached, principal dwelling unit, and to construct a third-story addition with both roof deck and rear deck additions, as well as a cellar, and carport below the rear deck addition, in the RF-1 Zone.

**WARD SIX**

<b>Application of:</b>	<b>Mount Vernon Development Group, LLC</b>
<b>Case No.:</b>	<b>20451</b>
<b>Address:</b>	950 3 <sup>rd</sup> Street N.W. (Square 527, Lots 866 and 867)
<b>ANC:</b>	<b>6E</b>
<b>Relief:</b>	Special Exception under: <ul style="list-style-type: none"> <li>• the penthouse requirements of Subtitle C § 1500.3(c) (pursuant to Subtitle X § 901.2)</li> </ul>
<b>Project:</b>	To permit a restaurant use within the penthouse of a proposed residential building to be constructed on an existing parking lot in the D-4-R Zone.

**WARD SIX**

<b>Application of:</b>	<b>Airdome, LLC</b>
<b>Case No.:</b>	<b>20455</b>
<b>Address:</b>	1101-1107 H Street N.E. (Square 982, Lots 65 and 70)
<b>ANC:</b>	<b>6A</b>
<b>Relief:</b>	Special Exception under: <ul style="list-style-type: none"><li>• the new building requirements of Subtitle H § 910.1 (pursuant to Subtitle H § 1202 and Subtitle X § 901.2) and an</li></ul> Area Variance from: <ul style="list-style-type: none"><li>• the loading berth requirements of Subtitle C § 901.1 (pursuant to Subtitle X, Chapter 10)</li></ul>
<b>Project:</b>	To raze the two existing buildings and to construct a six-story, mixed-use building with 53 residential units and ground floor retail and service use space in the NC-17 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.*

**Do you need assistance to participate?**

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Amharic

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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**  
**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**

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