

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

TIME AND PLACE: Wednesday, May 22, 2024, @ 9:30 a.m.
Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA05-22-2024>
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:	5433 Georgia Ave, LLC
Case No.:	20823A
Address:	5427 Georgia Avenue, N.W. (Square 2996, Lot 63)
ANC:	4D
Relief:	Modification of Significance to: <ul style="list-style-type: none">• Board of Zoning Adjustment Order No. 20823, effective date December 31, 2022 (pursuant Subtitle Y § 703) Special Exception from: <ul style="list-style-type: none">• the penthouse setback requirements of Subtitle C § 1504.1 (pursuant to Subtitle C § 1506.1 and Subtitle X § 901.2)
Project:	To raze an existing structure, and to construct a new, semi-detached, four-story with cellar and penthouse, 22-unit mixed-use building in the MU-4 Zone.

WARD THREE

Application of:	Carren Wang
Case No.:	21118
Address:	2850 27 th Street N.W. (Square 2109, Lot 72)
ANC:	3C
Relief:	Area Variance from: <ul style="list-style-type: none">• the floor area ratio requirements of Subtitle F § 201.1 (pursuant to Subtitle X § 1002)
Project:	To construct a two-story side addition, and convert to a principal dwelling, an existing, semi-detached, three-story apartment house, principal dwelling unit in the RA-2 Zone.

WARD THREE

Application of:	Vikramaditya Railan and Veena Railan
Case No.:	21119
Address:	2232 40 th Street N.W. (Square 1317, Lot 15)
ANC:	3B
Relief:	Special Exceptions from: <ul style="list-style-type: none">• the new residential development standards of Subtitle U § 421 (pursuant to Subtitle X § 901.2)• the screening requirements for surface parking of Subtitle C § 714.2 (pursuant to Subtitle C § 714.3 and Subtitle X § 901.2)
Project:	To construct a third-story addition and a three-story rear addition, to an existing, semi-detached, two-story with cellar, 4-unit apartment house in the RA-1 Zone.

WARD ONE

Application of:	R Capital Group, LLC
Case No.:	21121
Address:	1364 Perry Place N.W. (Square 2827-S, Lot 139)
ANC:	1A
Relief:	Special Exceptions from: <ul style="list-style-type: none">• the rear yard requirements of Subtitle E § 207.1 (pursuant to Subtitle E § 5201.1 and Subtitle X § 901.2)• 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 rear addition to an existing, attached, three-story with cellar, flat in the RF-1 Zone.

WARD ONE

Application of:	Rick Anderson
Case No.:	21123
Address:	1311 S Street N.W. (Square 238, Lot 852)
ANC:	1B
Relief:	Special Exception from: <ul style="list-style-type: none">• the matter-of-right uses of Subtitle U § 301.1(g) (pursuant to Subtitle X § 901.2) Use Variance from: <ul style="list-style-type: none">• the matter-of-right uses of Subtitle U § 301 (pursuant to Subtitle X § 1002) Use Variance from: <ul style="list-style-type: none">• the density requirements of Subtitle U § 201.6 (pursuant to Subtitle X § 1002)
Project:	To raze an existing attached garage, and to construct a new, detached, two-story garage and accessory apartment, to an existing, semi-detached, three-story with cellar, principal dwelling unit in the RF-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 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 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。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
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 .