

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
WEDNESDAY, JULY 6, 2022
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 SIX

Application of:	Mark Rivetti
Case No.:	20715
Address:	1121 Abbey Place NE (Square 773, Lot 184)
ANC:	6C
Relief:	Special Exception from: <ul style="list-style-type: none"> • the rooftop and upper floor requirements of Subtitle E § 206.1 (pursuant to Subtitles E §§ 206.4 and 5207; and Subtitle X § 901.2)
Project:	To construct a front porch roof deck to an existing, attached, three-story with roof deck and cellar, principal dwelling unit in the RF-1 Zone.

WARD SIX

Application of:	1447 Maryland Ave, LLC
Case No.:	20731
Address:	1447 Maryland Avenue N.E. (Square 1050, Lot 22)
ANC:	6A
Relief:	Special Exception from: <ul style="list-style-type: none"> • the minimum vehicle parking requirements of Subtitle C § 701 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)
Project:	To construct a front, rear, and third floor addition with penthouse, and to convert to a mixed-use, nine-unit apartment house with first floor retail, an existing, attached, six-unit, two-story with cellar, mixed-use building in the NC-14 Zone.

WARD EIGHT

Application of:	RUPSHA 2011, LLC
Case No.:	20736
Address:	2611 12th Place S.E. (Square 5875, Lot 45)
ANC:	8E
Relief:	Special Exception from: <ul style="list-style-type: none">• the matter of right uses of Subtitle U § 401 (pursuant to Subtitle U § 421 and Subtitle X § 901.2)
Project:	To construct a new, detached, three-story with cellar, 8-unit apartment house, in the RA-1 Zone.

WARD SIX

Application of:	Steven Chuslo
Case No.:	20748
Address:	274 Kentucky Avenue S.E. (Square 1039, Lot 81)
ANC:	6B
Relief:	Area Variance from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle X § 1002)
Project:	To construct a second story rear addition, to an existing, attached, three-story principal dwelling unit in the RF-1 Zone.

WARD TWO

Application of:	1224 30TH ST NW, LLC
Case No.:	20755
Address:	1224 30th Street N.W. (Square 1209, Lot 41)
ANC:	2E
Relief:	Use Variance from: <ul style="list-style-type: none">• the matter-of-right uses of Subtitle U § 201 (pursuant to Subtitle X § 1002)
Project:	To permit a lodging use in an existing, detached, three-story with basement, principal dwelling unit, in the R-20 and MU-4 Zones.

WARD ONE

Application of:	Rebecca Moudry and Oscar Maccio
Case No.:	20758
Address:	1893 Ingleside Terrace N.W. (Square 2617, Lot 127)
ANC:	1D
Relief:	Special Exception from: <ul style="list-style-type: none">• the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)
Project:	To construct a rear, one-story with roof deck and accessory garage, to an existing, attached, two-story with cellar, principal dwelling unit, in the RF-1 Zone.

WARD EIGHT

Application of:	Gail Reed
Case No.:	20761
Address:	2205 S Street N.W. (Square 5627, Lot 80)
ANC:	8A
Relief:	Special Exception from: <ul style="list-style-type: none"> the rear addition requirements of Subtitle D § 306.3 (pursuant to Subtitles D §§ 306.4 and 5201; and Subtitle X § 901.2)
Project:	To construct a one-story rear addition, to an existing, semi-detached, two-story with basement, principal dwelling unit, in the R-2 Zone.

WARD THREE

Application of:	Shahrazad Jalinous and Farhad Jalinous
Case No.:	20762
Address:	2804 34 th Place N.W. (Square 1941, Lot 46)
ANC:	3C
Relief:	Special Exception from: <ul style="list-style-type: none"> the rear yard requirements of Subtitle D § 306.1 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)
Project:	To construct a rear addition, to an existing, detached, two-story with basement, principal dwelling unit, in the R-1-B 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። 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?

BZA PUBLIC HEARING NOTICE

JULY 6, 2022

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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