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D.C. OFFICE OF ZONING

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment

2015 AUG 10 PM 3: 27



JUL 27 2015

**TO WHOM IT MAY CONCERN**

**BZA Application No. 19079**

Notice is hereby given that the Board of Zoning Adjustment (Board) will hold a public hearing on **Tuesday, October 6, 2015 at 9:30 am**, at the Jerrily R Kress Memorial Hearing Room, One Judiciary Square, at 441 4<sup>th</sup> Street, N W , Suite 220 South, Washington, D C , 20001, concerning the following application

**Application of 2002 11th Street LLC and Industrial Bank**, pursuant to 11 DCMR § 3103 2, for variances from the public space at ground level requirements under § 633, the rear yard requirements under § 636 3, and the off-street parking requirements under § 2101.1, to allow the construction of a new mixed-use building with 33 residential units and ground floor retail in the CR/ARTS District at premises 2000-2002 11th Street N W (Square 304, Lots 27, 30, and 31)

**WHY YOU ARE RECEIVING THIS NOTICE**

An Applicant in your neighborhood is seeking zoning relief for a project or use that is not allowed as a matter of right for the zoning district. The Zoning Regulations of the District of Columbia (Regulations) require such applicants to appear before the Board at a public hearing to make their case. The Regulations also require that notification of the public hearing be provided to property owners within 200 feet of the subject property indicated in the application, based on DC Office of Tax and Revenue records.

**HOW TO FAMILIARIZE YOURSELF WITH THE CASE**

In order to review exhibits in the case, follow these steps

- Visit the Office of Zoning (OZ) website at [www.dcoz.dc.gov](http://www.dcoz.dc.gov)
- Under “Featured Services”, click on “Case Records”
- Enter the BZA application number indicated above and click “Go”
- The search results should produce the list of case documents. Click “View Details”
- On the right-hand side, click “View Full Log”
- This list comprises the full record in the case. Simply click “View” on any document you wish to see, and it will open a PDF document in a separate window

**HOW TO PARTICIPATE IN THE CASE**

There are many different ways to participate in a case, including submitting a letter in support or opposition into the record, participating in person as a witness, or filing for party status. Visit the Interactive Zoning Information System (IZIS) on our website at <http://app.dcoz.dc.gov> and click on “Participating in an Existing (ZC or BZA) Case” for an explanation of these options, or visit [http://dcoz.dc.gov/resources/Party\\_Person/index.shtm](http://dcoz.dc.gov/resources/Party_Person/index.shtm) for an explanation of the difference between a “person” and a “party”

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441 4<sup>th</sup> Street, N W , Suite 200/210-S, Washington, D C 20001

Telephone (202) 727-6311

Facsimile (202) 727-6072

E-Mail [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19079  
EXHIBIT NO. 23

**REFERRAL TO GOVERNMENT AGENCIES**

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 1B**. The ANC may require the Applicant to appear at the next regularly scheduled ANC meeting to present their case. You may wish to visit <http://anc.dc.gov> to find contact information for your ANC to find out if or when the Applicant is scheduled to appear.

If you have questions about this application, please call OZ at 202-727-6311 and refer to the BZA application number listed at the top of the notice.

**SINCERELY,**

A handwritten signature in black ink, appearing to read 'S. Varga', with a long horizontal flourish extending to the right.

**STEPHEN VARGA, AICP, LEED Green Assoc.  
Senior Zoning Specialist  
Office of Zoning**

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
WASHINGTON, D C 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE



RETURN SERVICE REQUESTED

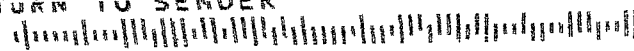
Tala Hadavi  
2004 11th St NW Apt 425  
Washington, DC 20002

207 NFE 100981410008/03/15

RETURN TO SENDER  
HADA VI TALA  
625 E 14TH ST APT 5A  
NEW YORK NY 10009-3221

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2000102714



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Aya Okajima  
Sven Dharmani  
3901 Charles Ave  
Alexandria, VA 22305-2055

λ 207 NFE 1009514I0008/03/15  
FORWARD TIME EXP RTN TO SEND  
OKAJIMA AYA  
4948 OLD DOMINION DR  
ARLINGTON VA 22207-2854

20090302714



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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
WASHINGTON, D C 20001

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RETURN SERVICE REQUESTED

Steven Eversley  
Sabiyha R Prince  
5541 Windysun Ct  
Columbia, MD 21045-2428

2107 UNFE 100961510008/03/15  
RETURN TO SENDER  
EVERSLEY  
10125 COLESVILLE RD  
SILVER SPRING MD 20901-2457

21045 2428 0001  
2000102714



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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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RETURN SERVICE REQUESTED

Inez L Gaskins  
2001 12th St NW Apt 205  
Washington, DC 20009-4578

207 NFE 1009A14I0008/03/15  
RETURN TO SENDER  
GASKINS INEZ L  
6112 SOUTHGATE DR  
TEMPLE HILLS MD 20748-6530

2000914578 0324  
20001@2714

RETURN TO SENDER  
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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE



RETURN SERVICE REQUESTED

Marc I Roemer  
2001 12th St NW Apt 214  
Washington, DC 20009-4578

NIXIE 207 NPE 1009 15I0008/03/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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2000102714  
7951-0116-05-59

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
WASHINGTON, D C 20001

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RETURN SERVICE REQUESTED

Jennifer N Barnes  
754 Tremont St Apt 4  
Boston, Ma 02118

X 2107 NFE 100971410008/03/15  
FORWARD TIME EXP RTN TO SEND  
BARNES JENNIFER  
UNIT 8200 BOX 204  
DPO AF 96520-0204

2000102714





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Eve Errickson  
Mico Mrkaic  
2001 12th St NW Apt 304  
Washington DC 20001

NIXIE 207 NFE 1009 1510005/03/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S

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02 1M \$ 00.48<sup>5</sup>  
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MAILED FROM ZIP CODE 20001

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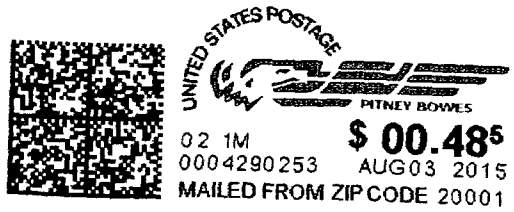
Amir Stepak  
Jill A Stepak  
2001 12th St NW Apt 312  
Washington, DC 20001

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STEPAK  
1322 RITTENHOUSE ST NW  
WASHINGTON DC 20011-1106

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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Annja L Stoudmire  
2001 12th St NW Apt 715  
Washington DC 20004-4500

207 NFE 100921510008/03/15  
RETURN TO SENDER  
STOUDMIRE  
4440 WILLARD AVE APT 1103  
CHEVY CHASE MD 20815-3767

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02 1M \$ 00.48<sup>5</sup>  
0004290253 AUG03 2015  
MAILED FROM ZIP CODE 20001

RETURN SERVICE REQUESTED

Maria E Anderson  
2020 12th St NW Apt 612  
Washington, DC 20009-7591

X Z07 N7E 100951410208/03/15  
FORWARD TIME EXP RTN TO SEND  
ANDERSON MARIA ELENA  
PO BOX 27045  
WASHINGTON DC 20038-7045

2000102714

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Timothy A Morrison  
Unit 508  
2020 12th St NW  
Washington DC 20009-7573

NIXIE 2007 UNPIE 1009 15 10008/03/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

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Redha Morsli  
Andrea Custodi  
1120 C St Se  
Washington DC 200

207 INFIE 100961510008/03/15  
RETURN TO SENDER  
MORSLI REDHA  
1816 NEW HAMPSHIRE AVE NW APT 407  
WASHINGTON DC 20009-3242

200911150 1000102714

RETURN TO SENDER

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RETURN SERVICE REQUESTED

Karen E Finney  
2020 12th St NW Apt 717  
Washington, DC 20009 7502

J 207 N7E 1009615I0208/03/15  
RETURN TO SENDER  
FINNEY KAREN  
TEMPORARILY AWAY

RETURN TO SENDER  
DC 20001271441 2954-01303-03-59

100091552 110  
20001@1714

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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Matthew J Gialanella  
Anne L Gialanella  
2020 12th St NW # 706  
Washington DC 20001

207 NFE 100951510008/03/15  
RETURN TO SENDER  
GIALANELLA  
4125 46TH ST NW  
WASHINGTON DC 20016-5609

RETURN TO SENDER

200081 20001 02714



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Jenna M Grant  
2001 12th St NW Apt 202  
Washington, DC 20009-4578

X 207 WFE 100961410008/03/15  
FORWARD TIME EXP RTN TO SEND  
GRANT JENNA  
905 ELDER ST NW  
WASHINGTON DC 20012-2325

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UNITED STATES  
20001 02714



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RETURN SERVICE REQUESTED

Mark Workman  
2020 12th St NW # 811  
Washington, DC 20009-4455

207 NFE 1009315T0008703715  
RETURN TO SENDER  
WORKMAN, MARK  
2820 BRIDGESIDE DRIVE  
CALEDONIA MI 49316-8925

200031733 1111  
20001 @2714

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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OFFICIAL BUSINESS  
PENALTY FOR MISUSE

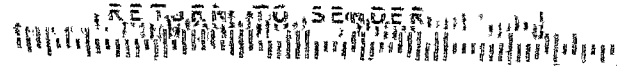


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Robert C Morris Jr  
Alicia M Morris  
2020 12th St NW # 816  
Washington DC 20009-4455

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FORWARD TIME EXP RTN TO SEND  
MORRIS  
921 ATLANTIC AVE APT 1201  
VIRGINIA BCH VA 23451-3581

00051555 5123  
20001 02714



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Darren R Hayward  
2020 12th St NW # 118  
Washington, DC 20009-4455

NIXIE 207 NFE 1009 15I0008/03/15

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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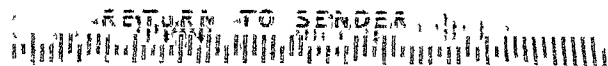


RETURN SERVICE REQUESTED

Gabriella A Schwarz  
2020 12th St NW # 317  
Washington DC 20009-4455

207 NFE 100941410008/03/15  
FORWARD TIME EXP RTN TO SEND  
SCHWARZ GABRIELLA  
1040 PARK AVE # 3D  
NEW YORK NY 10028-1032

20009 2000102714



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WASHINGTON, D C 20001  
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Lindsay L Rodman  
2020 12th St NW Apt 312  
Washington DC 20009-7575

A 207 NFE 100971410008/03/15  
FORWARD TIME EXP RTN TO SEND  
RODMAN LINDSAY L  
415 RIDGE ST NW UNIT A  
WASHINGTON DC 20001-4698

20001 2000102714

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Andrea Kocinacic  
2020 12th St NW Apt 406  
Washington DC 20009-7590

207 NFE 1009A14I0008/03/15  
RETURN TO SENDER  
KOCIANCIC ANDREA  
530 9TH ST NE  
WASHINGTON DC 20002-5310

20001 02714

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RETURN SERVICE REQUESTED

Alexander Friendly  
2020 12th St NW # 205  
Washington DC 20009-4455

207 NFE 100991410002/03/15  
RETURN TO SENDER  
FRIENDLY ALEXANDER  
1518 FEDERAL AVE PH 8  
LOS ANGELES CA 90025-6373

2000912714

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Runqiao Du  
13302 Catawba Manor Way  
Clarksburg MD 20871-4341

NIXIE 207 NFE 1009 1510008/03/15

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NOT DELIVERABLE AS ADDRESSED  
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2000102714

DC, 20001271441, 2031-01000-03-15

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Mark W Pocan  
309 N Baldwin St  
Madison Wi 53703-1701

REF ID: A207 NFE 100931410008/03/15  
FORWARD TIME EXP RTN TO SEND  
POCAN MARK  
4862 BAKKEN STENLI RD  
BLACK EARTH WI 53515-9700

2000102714



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0004290253 AUG03 2015  
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Lee S Friedman  
2001 12th St NW Apt 104  
Washington DC 20004-4575

A 207 NFE 100921410008/03/15  
FORWARD TIME EXP RTN TO SEND  
FRIEDMAN LEE  
659 MARYLAND AVE NE  
WASHINGTON DC 20002-5857

20009 125001 @271-4

RETURN TO SENDER

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Mariette E Vidal  
2004 11th St NW Apt 136  
Washington DC 20001-4020

| NIXIE 207 WFE '1009 1510008/03/15

RETURN TO SENDER  
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UNABLE TO FORWARD

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5C 10001271441 12001-01050-03-50

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0004290253 AUG03 2015  
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Olushola Ayanbule  
2020 12th St NW # T10  
Washington, DC 20009-4455

2077NPE 100931410008/03/15  
FORWARD TIME EXP RTN TO SEND  
AYANBULE OLUSHOLA  
270 17TH ST NW UNIT 1112  
ATLANTA GA 30303-1210

20001@2714



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Deirdre A Foley  
2020 12th St NW # 402  
Washington, DC 20009-4455

207 DFE 100971510008/03/15  
RETURN TO SENDER  
FOLEY  
2135 12TH PL NW  
WASHINGTON DC 20009-7515

2008102714

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Christina M Griffin  
2020 12th St NW # 318  
Washington, DC 20009-4455

207 M7E 100951510208/03/15  
RETURN TO SENDER  
GRIFFIN CHRISTINA M  
13374 THORNTON DR  
FRISCO TX 75035-7390

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20009 20001 02714

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441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
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RETURN SERVICE REQUESTED

Alis Wang Trustee  
2004 11th St NW Apt 427  
Washington, DC 20001-1053

207 NFE 100921510008/03/15  
RETURN TO SENDER  
WANG, ALIS  
3632 TALLWOOD TER  
FALLS CHURCH VA 22041-1118

200014053 0118  
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RETURN TO SENDER  
[Barcode]



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\$ 00.48<sup>5</sup>

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Jorge Rodriguez-Cifuentes  
Chantel Boyens  
2004 11th St NW Apt 137  
Washington DC 20001-4020

207 INFO 1009A14I0008/03/15

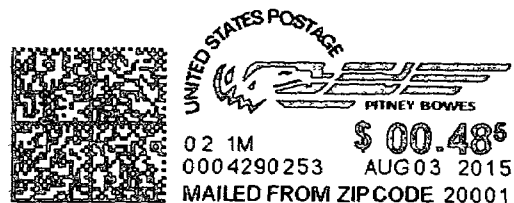
RETURN TO SENDER  
RODRIGUEZ CIFUENTES JORGE  
670 N 10TH ST  
BLYTHE CA 92225-1234

20001-4020  
2000102714

RETURN TO SENDER  
[Barcode]

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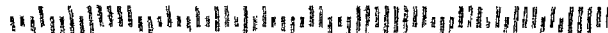
RETURN SERVICE REQUESTED

Charles R Lea  
2004 11th St NW Apt 135  
Washington DC 20001-4020

207 NFE 100981410008/03/15  
RETURN TO SENDER  
LEA CHARLES R  
450 W 17TH ST APT 729  
NEW YORK NY 10011-3820

20001021 0018  
2000102714

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RETURN SERVICE REQUESTED

Ingrid K Specht  
2004 11th St NW Apt 122  
Washington DC 20001-4020

NIXIE 207 NFE 1009 1510008/03/15

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
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Jared Smolin  
2004 11th St NW Apt 125  
Washington, DC 20001-4020

207 N7E 100921510208/03715  
RETURN TO SENDER  
SMOLIN JARED  
414 N GRANADA ST  
ARLINGTON VA 22203-1229

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