

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



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D.C. OFFICE OF ZONING
2016 AUG -2 AM 11:54

July 18, 2016

TO WHOM IT MAY CONCERN:

BZA Application No. 19254

Notice is hereby given that the Board of Zoning Adjustment (Board) will hold a public hearing on **Tuesday, September 27, 2016 at 9:30 am**, at the Jerrily R. Kress Memorial Hearing Room, One Judiciary Square, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001, concerning the following application:

Application of 1612 Seventh Street NW LP, pursuant to 11 DCMR Subtitle X, Chapters 9 and 10, for a special exception from the historic structure parking requirements of Subtitle C § 704.2, and variances from the lot occupancy requirements of Subtitle G § 304.1, and the rear yard requirements of Subtitle G § 305, to allow the rehabilitation of, and addition to, a contributing historic structure for conversion to a mixed-use building with first and second floor retail uses, and eight residential units in the MU-4 Zone at premises 1612-1616 7th Street N.W. (Square 420, Lot 38).

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
- 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

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO.19254
EXHIBIT NO.44

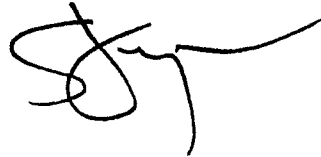
http://dcoz.dc.gov/resources/Party_Person/index.shtm for an explanation of the difference between a “person” and a “party”.

REFERRAL TO GOVERNMENT AGENCIES

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 6E**. 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 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



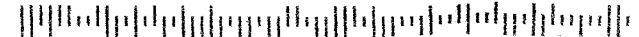
Asbury Dwellings Inc
20316 Seneca Meadows Pkwy
Germantown, MD 20876-7004

NIXIE 207 DE 1 0007/26/16

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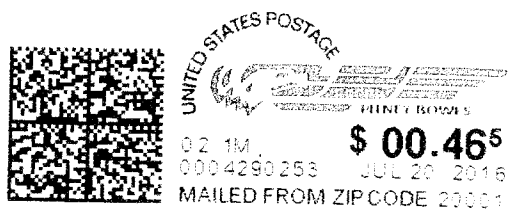
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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

WAA
26/9



Nydia Y Reyes-Morales
950 E Paces Ferry Road NE
Atlanta, GA 30326-1180

NIXIE 300 FE 1 0007/26/16

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