

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



April 20, 2016

**TO WHOM IT MAY CONCERN:**

**BZA Application No. 19276**

Notice is hereby given that the Board of Zoning Adjustment (Board) will hold a public hearing on **Tuesday, June 14, 2016 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 James and Erica Hunter**, pursuant to 11 DCMR § 3104.1, for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, and the nonconforming structure requirements under § 2001.3, and special exceptions from the height requirements under §§ 400.23 and 400.24, to construct a third-floor addition to an existing two-story, one-family dwelling in the R-4 District at premises 1234 Duncan Place N.E. (Square 1008, Lot 78).

**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

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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.19276  
EXHIBIT NO.23

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[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".

**REFERRAL TO GOVERNMENT AGENCIES**

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 6A**. 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 stroke extending to the right.

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