

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



May 2, 2016

**TO WHOM IT MAY CONCERN:**

**BZA Application No. 19297**

Notice is hereby given that the Board of Zoning Adjustment (Board) will hold a public hearing on **Tuesday, June 21, 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 Thor 3000 M Street LLC**, pursuant to 11 DCMR §§ 3103.2, 3104.1, and 411, for a variance from the penthouse height requirements under § 770.6, the rear yard requirements under § 933, the off-street parking requirements under § 2101.1, the size of parking space requirements under § 2115, the access, maintenance, and operation requirements under § 2117, and the loading requirements under § 2201.1, and a special exception from the penthouse use requirements under § 411.4(c), and the penthouse setback requirements under §§ 771, to permit the renovation and modernization of an existing hotel with additional retail uses in the C-2-A and W-1 Districts at premises 3000 M Street N.W. (Square 1197, Lot 70).

**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

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.19297  
EXHIBIT NO.26

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".

**REFERRAL TO GOVERNMENT AGENCIES**

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 2E**. 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**

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  
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Thomas Jefferson Real Estate LLC  
1072 Thomas Jefferson Street NW  
Washington DC 20007-3832

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