

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



July 19, 2016

ANC 2B  
[2B@anc.dc.gov](mailto:2B@anc.dc.gov)

**Re: BZA Application No. 19343**

Dear ANC Chair:

An Applicant across the street from your ANC area is seeking zoning relief for a project or use that is not provided as a matter of right for the zoning district.

Note that an ANC across the street from a subject property is an affected ANC and is therefore an automatic party to the case.

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Tuesday, September 27, 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 GS U St LLC**, pursuant to 11 DCMR § 3103.2, for variances from the public open space requirements under § 633, the rear yard requirements under § 636, the open court requirements under § 638, and the off-street parking requirements under § 2101.1, to permit the construction of an eight-story mixed-use building in the ARTS/CR District at premises 1355-1357 U Street N.W. (Square 236, Lots 64-65).

**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 “Online Services”, click on “Interactive Zoning Information System”.
- Click on “Go to Case Records”.
- Enter the BZA application number indicated above and click the search button.
- The search results should produce the case on the right. Click “View Details”.
- 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**

As described in the Zoning Regulations of the District of Columbia (Regulations), the Board gives “great weight” to the written report of an ANC across the street from a subject property. Visit [http://dcoz.dc.gov/resources/ANC\\_Filing/index.shtm](http://dcoz.dc.gov/resources/ANC_Filing/index.shtm) for instructions on how to file the ANC report (Form 129) through the Interactive Zoning Information System (IZIS). Though ANC reports may be filed at any time prior to the Board’s final deliberation on the case, the ANC is strongly encouraged to submit their report no later than seven days prior to the public hearing date so that the Board has ample time to consider the ANC’s position.

If you have any questions or require any additional information, please call OZ at 202-727-6311.

SINCERELY,

A handwritten signature in blue ink, appearing to read 'S. Varga', is centered below the word 'SINCERELY,'. The signature is fluid and cursive.

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