

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



August 28, 2017

ANC 6E
P.O. Box 26182
Washington, DC 20001

Re: BZA Application No. 19583

REFERRAL MEMORANDUM AND NOTICE OF PUBLIC HEARING

Dear ANC Chair:

An Applicant within the boundaries of 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. This application was filed on July 13, 2017 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Wednesday, October 11, 2017 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 Jemal's East 451 LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle I § 203.3 from the front build-to line requirements of Subtitle I § 203.1, under Subtitle I § 205.5 from the rear yard requirements of Subtitle I § 205, and under Subtitle C § 1500.3(c) from the penthouse regulations of Subtitle C § 1500 and pursuant to Subtitle X, Chapter 10, for area variances from the loading requirements Subtitle C § 901.1, and from the court requirements of Subtitle I § 207.1 to construct a 13-story hotel in the D-4-R zone at premises 601 K Street N.W. (Square 451, Lot 23, 24, 25, 823, 822).

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 <http://dcoz.dc.gov>
- Under "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 affected ANC is an automatic party to the case and the Board gives “great weight” to its written report.

Visit 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.

Please contact the Applicant or designated agent to ensure that their case can be scheduled for ANC review in advance of the public hearing:

Holland & Knight
800 17th Street, NW, Suite 1100
Washington, DC 20006

dennis.hughes@hklaw.com
202-419-2448

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions or require any additional information, please call OZ at 202-727-6311.

SINCERELY,



CLIFFORD W. MOY
Secretary, Board of Zoning Adjustment
Office of Zoning