Government of the District of Columbia

OFFICE OF ZONING

441 4TH STREET, N.W.
SUITE 210
WASHINGTON, D.C. 20001
(202) 727-6311

November 13, 2001

Marta Sotomayor, Ph.D.
President and CEO

Mildred R. Garcia
Executive Director
National Hispanic Council on Aging
2713 Ontario Road, N.W.
Washington, D.C. 20009

Re: BZA Application No. 16814 – Community Service Center at 2713 Ontario Road, N.W.

Dear Dr. Sotomayor and Ms. Garcia:

The above-cited application was filed with this office on November 13, 2001. Accompanying the application was a letter dated February 22, 2001, from Michael Johnson, addressed to Mildred Garcia, of your organization. The letter, in part, addressed the need for certain documentation in the way of floor plans and calculations of gross floor area for the building. The Department of Consumer and Regulatory Affairs, Building and Land Regulation Administration disapproved your application for a certificate of occupancy for office space and community service center use at the subject property, as they did not have sufficient documentation to prove that the proposed use did not violate the floor area ratio (FAR) requirements for the C-2-B zone district in which the property is located. The maximum permitted FAR in the C-2-B District is 3.5 for an apartment house or other residential use, and 1.5 for other permitted uses. The proposed community service center use is subject to the 1.5 FAR limitation.

Before this office can schedule your application for a public hearing before the Board of Zoning Adjustment you must submit a Surveyor's plat of the property showing the building drawn to scale, and a completed Zoning Self-Certification Form (attached). This form must be filed in on both sides by a registered architect or attorney licensed in the District of Columbia. The information provided by the form is needed by the BZA to understand the degree of relief that you are requesting, and to make an informed decision on your application.

BZA
Case No. 16814
Exhibit No. 15

Board of Zoning Adjustment
District of Columbia
CASE NO.16814
EXHIBIT NO.15

Please call Richard S. Nero, Jr., Special Assistant, on (202) 727-6311, if you need additional information about the above, and to answer any questions that you may have about the BZA process, including the burden of proof in a variance application.

Sincerely,

JERRILY R. KRESS, FAIA
Director

Attachment