

Application No. 16814 - Marta Sotomayor Revocable Trust

RELIEF SOUGHT: Pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 771 to allow office space and a community service center at premises 2713 Ontario Road, N.W. (all floors).

ZONING: C-2-B District

SQUARE & LOT: Square 2581, Lot 287

OFFICE OF PLANNING: **OP recommends APPROVAL of the application. Exhibit 38. The report was timely filed.**

ANC 1C: **The ANC report was not in the file on Monday, November 04, 2002.**

REQUEST FOR PARTY STATUS: **NONE**

AFFIDAVIT OF POSTING: **The Affidavit of Posting was filed four days late. A waiver is needed. Exhibit No. 40**

BZA
Case No. 16814
Exhibit No. 45

Board of Zoning Adjustment
District of Columbia
CASE NO.16814
EXHIBIT NO.45

NOTES:

- **The site is located in the Adams Morgan neighborhood of Ward 1.**

- The National Hispanic Council on Aging is using the three stories, plus basement building to house office space and a Community Service Center. The site is zoned C-2-B and the use is permitted as a matter-of-right. The Office of Planning indicates that the Applicant has occupied the building since 1987 and was unaware that the building exceeded the FAR requirements allowed (by 1,341 square feet) for a non-residential use in the C-2-B District.

- Letter of Authorization, Exhibit No. 7.

- Referral from the Zoning Administrator. Exhibit No. 6. Self-Certification, Exhibit No. 22.

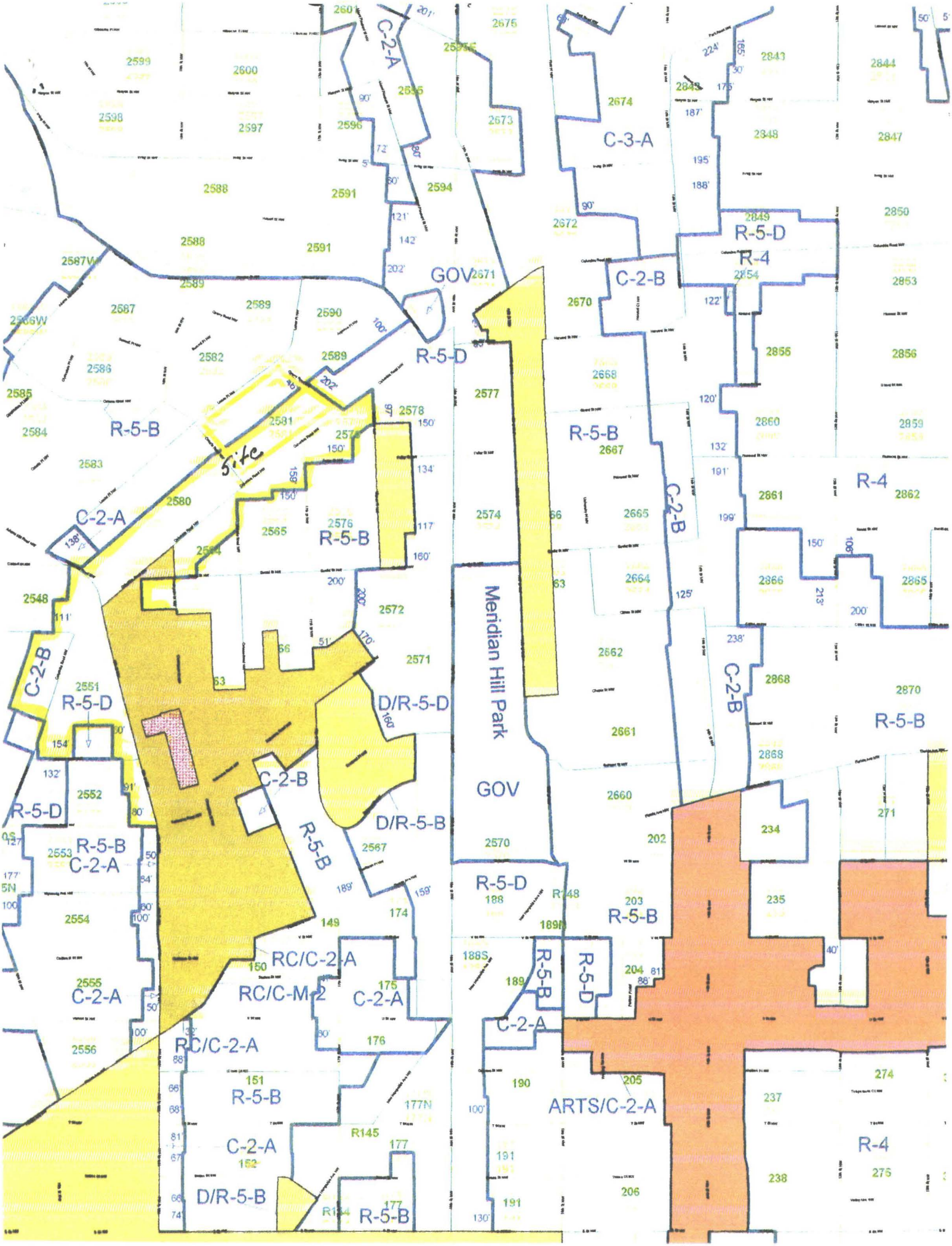
- **The Applicant did not file a copy of a Certificate of Occupancy; the assumption is one is not available.**

OPPOSITION LETTERS

Stephen Lerner, Exhibit No. 39
Mauren J. Carroll, Exhibit No. 37
Kenneth Brian Levy, Exhibit No. 36
Mr. Rodriguez, Exhibit No. 35
Melanie Levy, Exhibit No. 35
Carolyn Madden, Exhibit No. 35
Eugene B. & Susan L. Allison, Exhibit Nos. 34 and 35

SUPPORT LETTERS

[Name cannot be read] 2701 Ontario Rd, Exhibit No. 34
Terry Flood, Exhibit No. 34


Site
Meridian Hill Park
GOV
C-2-A
C-2-B
C-3-A
R-5-B
R-5-D
D/R-5-D
D/R-5-B
R-4
RC/C-2-A
RC/C-M-2
ARTS/C-2-A