

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



December 19, 2018

ANC 5C 01
5C01@anc.dc.gov

Re: BZA Application No 19910

REFERRAL MEMORANDUM AND NOTICE OF PUBLIC HEARING

Dear ANC Single Member District Commissioner:

An Applicant within the boundaries of your ANC Single Member District 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 October 20, 2018 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Wednesday, February 6, 2019 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 5935 Colorado Ave Associates LLC, pursuant to 11 DCMR Subtitle X, Chapter 10, for area variances from the floor area ratio requirements of Subtitle F § 302.1, from the lot occupancy requirements of Subtitle F § 304.1, from the side yard requirements of Subtitle F § 306.1, and from the penthouse setback requirements of Subtitle C § 1502.1, to convert an existing detached principal dwelling unit to a five-unit apartment house in the RA-1 Zone at premises 5835 Colorado Avenue N.W. (Square 2937, Lot 832).

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:

Catarina Ferreira
Archi-Textual, PLLC
3421 1/2/ M Street NW, Suite A
Washington, DC 20007

cferreira@architextual.com
202-295-9001

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,

A handwritten signature in black ink, appearing to read "Clifford W. Moy". The signature is fluid and cursive, with a long horizontal stroke at the end.

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