

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



September 23, 2019

**TO WHOM IT MAY CONCERN:**

**BZA Application No. 20143**

The Board of Zoning Adjustment (Board or BZA) will consider the following application during the public hearing session scheduled for **Wednesday, November 13, 2019 beginning at 9:30 a.m.**, in 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:

**Application of Grand Realty LLC**, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under the residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle U § 301.1 (e) from the use requirements of Subtitle U § 301.1 (c)(1) and pursuant to Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 5003.1, to convert the existing detached principal dwelling into two principal dwelling units and to construct a second-story addition to an existing accessory structure to be used as a third principal dwelling unit in the RF-1 Zone at premises 1117 Morse Street, N.E. (Square 4070, Lot 136).

**PLEASE NOTE REGARDING THE HEARING SCHEDULE:**

There is the possibility this case may be **RESCHEDULED OR WITHDRAWN** prior to the scheduled hearing date noted above. Therefore, it is important to confirm the hearing date, especially the day prior to the scheduled hearing. To confirm, visit the online BZA calendar at <https://dcoz.dc.gov/BZACalendar>. The line-up of cases on the hearing agenda and any scheduling changes to the case will be posted to the BZA calendar the day before the hearing.

Those who wish to testify at the hearing are responsible for being present when their case is called. The published line-up of cases may change on the hearing day at the Board's discretion. Therefore, it is recommended that participants arrive at 9:30 a.m. to hear the case line up. Participants may also visit <https://dcoz.dc.gov/onlineServices/webcast> to listen to the live broadcast of the hearing starting at 9:30 a.m. to hear the case line-up and may listen periodically throughout the hearing to see which case the Board is hearing at any point in time.

**WHY YOU ARE RECEIVING THIS NOTICE**

An Applicant within 200 feet of your property is seeking zoning relief for a project or use that is not allowed as a matter of right for the zoning district.

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441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20143  
EXHIBIT NO.25

The Zoning Regulations of the District of Columbia require providing notice of the public hearing at which the Applicant is scheduled to appear before the Board to present their case. You have an opportunity, if you wish, to participate in the case (see below).

### **HOW TO FAMILIARIZE YOURSELF WITH THE CASE**

#### **A. Attend the Advisory Neighborhood Commission (ANC) Meeting**

The property in this case is located within the boundaries of **5D**. **5D** is an automatic party to the case and has been notified of the scheduled public hearing date. Please contact your ANC commissioner to learn how to participate in your ANC's deliberation process and to find out if or when the Applicant is scheduled to appear before the ANC. To find contact information for your ANC, visit <http://anc.dc.gov>.

#### **B. Read Documents in the Record**

To review documents in the case, follow these steps:

- 1) Visit the Interactive Zoning Information System (IZIS) website at <https://dcoz.dc.gov/CaseRecord>.
- 2) Enter the BZA application number indicated above and click the search button.
- 3) The search results should produce the case on the right. Click "View Details".
- 4) Click "View Full Log".
- 5) This list comprises the full record in the case. Simply click "View" and it will open a PDF document in a separate window.

#### **C. Speak with the Applicant/Applicant's Agent Directly**

For contact information on the Applicant or agent, please refer to the **Application Form** in IZIS (by following steps 1-5 above).

### **HOW TO PARTICIPATE IN THE CASE**

You have the option of participating in the case through one or more of the options below:

**A. Submit a statement into the record:** After reviewing the record, submit written testimony, either a letter in support, or a letter in opposition **before** the hearing.

- Upload your document to the case record in IZIS or, if you have technical difficulties with IZIS, send it as a PDF attachment by email to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)
- **Electronic submissions sent after 9:00 A.M. on the morning of the hearing will not be accepted** into the record. Hard copy documents may be submitted to the case record by delivering in person at the time of the hearing when the case has been called by the Secretary.

**B. Attend the hearing and provide oral testimony** as a "person in support" or "person in opposition" at the hearing.

**C. Apply for Party Status** for more in depth involvement in the case.

- Upload a Party Status application (Form 140) to the case record in IZIS or send to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov)
- Applications for Party Status **must be filed with the Board 14 DAYS PRIOR** to the originally scheduled hearing date set forth in this letter.

- For an explanation of the difference between a “person” and a “party,” visit <https://docz.dc.gov/publication/party-vs-person>

If you have questions about this application, please call OZ at 202-727-6311 and refer to the 5-digit BZA application number listed at the top of the notice.

Sincerely,



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

### **DO YOU NEED ASSISTANCE TO PARTICIPATE?**

#### Americans with Disabilities Act (ADA)

If you require an auxiliary aide or service in order to participate in the public hearing under Title II of the ADA, please contact Zelalem Hill at (202) 727-0312 or [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov). In order to ensure any requested accommodations can be secured by the scheduled hearing, please contact Ms. Hill as soon as possible in advance of that date.

#### Language Access

##### Amharic

ለመሳተፍ ዕርዳታ ያስፈልግዎታል?

የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም)

ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-

0312 ወይም በኢሜል [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።

##### Chinese

您需要有人帮助参加活动吗?

如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov)。这些是免费提供的服务。

##### French

Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

Korean

참여하시는데 도움이 필요하세요?

특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

Spanish

¿Necesita ayuda para participar?

Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Vietnamese

Quý vị có cần trợ giúp gì để tham gia không?

Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc [Zelalem.Hill@dc.gov](mailto:Zelalem.Hill@dc.gov) trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.