

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



November 7, 2024

**Corrected BZA Memo:**

**Re: BZA Application No. 20280-A of Nathaniel Lewis**

At the Virtual Public Hearing of November 6, 2024, the Board of Zoning Adjustment **denied** ANC 6C's request to not allow testimony per Subtitle Y §704.2(e). The Board completed its hearing procedures and scheduled the case for decision at its **VIRTUAL PUBLIC MEETING on WEDNESDAY, DECEMBER 18, 2024**, through Webex, beginning at 9:30 a.m. The record is closed, except for the following specific items requested by the Board:

**Due Wednesday, December 4, 2024**

**From the Applicant:** Additional information pertaining to the Variance argument:

- Provide a copy of the *Gilmartin v. DC BZA* court decision
- Provide expanded argument of the *Gilmartin* case and how it strengthens the exceptional condition variance argument

**From the Office of Planning:**

- Information on Subtitle C § 303.4<sup>1</sup> requiring lots to provide a 30-ft. wide lot
- Analysis of the zoning history of the property, including building permits and BZA cases, and whether that creates an exceptional condition

**Due Wednesday, December 11, 2024**

**From Advisory Neighborhood Commission 6C:**

Optional Response to Applicant's and OP's submissions

**From the Applicant:**

Optional Response to OP's submissions

Please serve your filings on all parties to the application. To submit to the Board, you can upload your filings directly into the case record through IZIS or, if you have technical difficulties, documents can be submitted by email to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov). Filings are accepted until 24 hours before the meeting session begins (i.e., by Tuesday, December 17<sup>th</sup> at 9:30 a.m.). To listen to the meeting, please see the Office of Zoning website for Webex access information: <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>.

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<sup>1</sup> The previous citation of Subtitle E § 202.1 has been corrected to Subtitle C § 303.4.

If you have questions, please contact the Office of Zoning at 202-727-6311.

Sincerely,

A handwritten signature in black ink, appearing to read "Keara Mehlert".

**KEARA MEHLERT**

Secretary, Board of Zoning Adjustment  
Office of Zoning