

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



September 21, 2020

ANC 7C
7C@anc.dc.gov

Re: BZA Application No. 20329

REFERRAL MEMORANDUM AND NOTICE OF PUBLIC HEARING

Dear ANC Chair:

An Applicant within the boundaries of your ANC area 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 July 16, 2020 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Wednesday, December 9, 2020 at 9:30 am**, virtually via WebEx, concerning the following application:

Application of Ekop I Graham, pursuant to 11 DCMR Subtitle X, Chapter 10, for area variances from the lot dimension requirements of Subtitle D § 302.1 and the side yard requirements of Subtitle D § 306.3, to construct a new semi-detached building with two principal dwelling units in the R-2 Zone at premises 1138 51st Street N.E. (Square 5201, Lot 809).

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.

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO.20329
EXHIBIT NO.21

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:

Andrei Banks
4231 Blagden Avenue NW
Washington, DC 20011

atbanks@mwbarchitects.com
202-674-1287/202-291-5103

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.

HOW TO PARTICIPATE IN THE VIRTUAL HEARING AND/OR SUBMIT COMMENTS:

A. Watch/listen to the hearing:

- Members of the public can watch and listen to the public hearing via Webex or YouTube Live, or they can listen to the audio of the hearing by calling via telephone.
- **To get details regarding the Webex link, YouTube Live video, and telephone conference line:**
 - o Visit the Office of Zoning website (updated every Friday with the following week's hearing information): <https://dcoz.dc.gov/release/watch-zc-and-bza-virtual-meetings-live>
 - o Or, call the Office of Zoning staff at 202-727-6311

B. Sign up to provide testimony at the virtual hearing:

- To provide oral comments during a virtual hearing, **participants are strongly encouraged to sign up at least 24 hours before the hearing** in order to be heard.
- To sign up, do one of the following:
 - o Fill out online form on the Office of Zoning website: <https://app.dcoz.dc.gov/Kiosk/Kiosk.aspx>
 - o If you are unable to sign up on online, call Robert Reid at 202-727-5471 to state that you would like to sign up to testify.
- Confirmation and instructions regarding testifying during the virtual hearing will be provided to participants after signing up. OZ staff will also provide estimated times of when cases will be heard to those who have signed up prior to the hearing.

C. Submit a statement into the record: After reviewing the record, submit written testimony, either a letter in support, or a letter in opposition. Submissions are **required to be sent at least 24 hours 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 or include the statement in the body of the email to

bzasubmissions@dc.gov.

- Hard copies of documents will not be accepted at this time.

Sincerely,

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

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