

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



November 14, 2024

**Memo to File:**

**Re: BZA No. 21164 – Application of Christopher Mak**

At the Virtual Public Hearing of November 13, 2024, the Board of Zoning Adjustment completed its hearing procedures and scheduled the application for decision at its **VIRTUAL PUBLIC MEETING** on **WEDNESDAY, DECEMBER 11, 2024** through **Webex**, beginning at 9:30 a.m. The record is closed except for the documents requested:

**Due Wednesday, November 27, 2024**

**From the Applicant:**

1. Provide a site plan of the theoretical lot subdivision clearly indicating the proposed lot boundary lines for each lot, the yard setbacks for each lot (rear, side, front) and provide a breakdown of the lot occupancy, floor area ratio (FAR), lot width, and lot area for each theoretical lot.
2. Indicate on the plans where the Inclusionary Zoning (IZ) unit is located.
3. Submit a statement explaining how the application meets the criteria for the following requirements for the variance:
  - a) how the application has a practical difficulty, and
  - b) the exceptional condition

**Due Wednesday, December 4, 2024**

**From the Office of Planning:** Supplemental Report analyzing potential waivers for additional special exceptions arising from the theoretical lots

**From Advisory Neighborhood Commission 8D: Optional Response**

Please serve your filings on the 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 10<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>.

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", written in a cursive style.

**KEARA MEHLERT**

Secretary, Board of Zoning Adjustment  
Office of Zoning