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GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, December 18, 2024, @ 9:30 a.m.
Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA12-18-2024>
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING APPLICATION THAT HAS BEEN ACCEPTED BY
THE OFFICE OF ZONING AND SCHEDULED FOR PUBLIC HEARING:

Application No. 21208 of Beacon Communities, LLC and Christian Tabernacle Church of
God, Inc.

Address: 2033 11th Street N.W. (Square 332, Lot 807)

ANC: 1B

Relief: Special Exceptions from:

- The loading requirements of Subtitle C § 901.1 (pursuant to Subtitle C § 909 and Subtitle X § 901.2)
- The setback requirements of Subtitle C § 1504.1(d) (pursuant to Subtitle C § 1506 and Subtitle X § 901.2)
- The lot occupancy requirements of Subtitle K § 804.1 (pursuant to Subtitle K § 813 and Subtitle X § 901.2)
- The court requirements of Subtitle K § 807.1 (pursuant to Subtitle K § 813 and Subtitle X § 901.2)
- The green area ratio requirements of Subtitle K § 808.1 (pursuant to Subtitle X § 909 and Subtitle X § 901.2)

Area Variance from:

- The access requirements of Subtitle C § 711.8 (pursuant to Subtitle X § 1002)

Project: To construct a seven story, with below-grade parking and penthouse, mixed-use building in the ARTS-2 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5, as well as the text adopted by the Zoning Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

PLEASE NOTE:

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment (“**Board**”

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Board of Zoning Adjustment
District of Columbia
CASE NO.21208
EXHIBIT NO.23

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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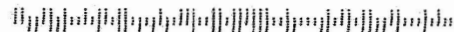
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

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DISTRICT OF COLUMBIA
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