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## BOARD OF ZONING ADJUSTMENT NOTICE OF PUBLIC HEARING

APPLICATION NO:

21208

### CASE SUMMARY:

Application of:	Beacon Communities, LLC and Christian Tabernacle Church of God, Inc.
Case No.:	21208
Address:	2033 1 <sup>st</sup> Street N.W. (Square 332, Lot 807)
ANC:	1B
Relief:	<p>Special Exceptions from:</p> <ul style="list-style-type: none"><li>the loading requirements of Subtitle C § 901.1 (pursuant to Subtitle C § 909 and Subtitle X § 901.2)</li><li>the setback requirements of Subtitle C § 1504.1(d) (pursuant to Subtitle C § 1506 and Subtitle X § 901.2)</li><li>the lot occupancy requirements of Subtitle K § 804.1 (pursuant to Subtitle K § 813 and Subtitle X § 901.2)</li><li>the court requirements of Subtitle K § 807.1 (pursuant to Subtitle K § 813 and Subtitle X § 901.2)</li><li>the green area ratio requirements of Subtitle K § 808.1 (pursuant to Subtitle K § 813 and Subtitle X § 901.2)</li><li>the minimum vehicle parking requirements of Subtitle C § 701 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)</li></ul> <p>Area Variance from:</p> <ul style="list-style-type: none"><li>the access requirements of Subtitle C § 711.8 (pursuant to Subtitle X § 1002)</li></ul>
Project:	To construct a seven story, with below-grade parking and penthouse, mixed-use building in the ARTS-2 Zone.

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at [www.dcoz.dc.gov](http://www.dcoz.dc.gov).

ANC/SMD:

1B

Public Hearing  
Date/Time:

December 18, 2024  
9:30  
A.M.

Further Public  
Hearing Date/Time:

Location:

VIRTUALLY VIA WEBEX  
(SEE [DCOZ.DC.GOV](http://DCOZ.DC.GOV) FOR  
DETAILS)

For more information please contact the District of Columbia Office of Zoning:  
(202) 727-6311 • website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

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