

RECEIVED 02/11/25 PM 10:10
GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF RESCHEDULED* VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, April 30, 2025, @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA04-30-2025>

Via Telephone: 202-860-2110 Access code: 2315 754 1838

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning>

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. 21254 of 1355-1359, LLC

Address: 1359 H Street N.E., 1355 H Street N.E., 1355 Rear H Street N.E., 1357 H Street N.E., and 1361 Linden Court N.E. (Square 1027, Lots 136, 139, 140, 144, and 163)

ANC: 6A

Relief: Special Exceptions from:

- The matter-of-right uses of Subtitle U § 512 (pursuant to Subtitle U § 513.1(f) and Subtitle X § 901.2)
- The matter-of-right uses of Subtitle H § 6003.1 (pursuant to Subtitle H § 6007.1(e)(2) and Subtitle X § 901.2)
- The minimum vehicle parking requirements of Subtitle C § 701 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)
- The rear yard requirements of Subtitle G § 207.1 (pursuant to Subtitle G § 207.14; Subtitle G § 5200.1; and Subtitle X § 901.2)

Area Variance from:

- The floor area ratio requirements of Subtitle H § 903.1 (pursuant to Subtitle X § 1002)

Project: To combine five lots and convert to a retail and eating and drinking establishment use, an existing, semi-detached, mixed-use building in the NMU-4/HA and MU-4 Zones.

*This application was initially scheduled to be considered before the Board of Zoning Adjustment at the Public Hearing of March 26, 2025. On February 25, 2025, the application was revised to include new variance relief necessitating the need to reschedule and re-notice the application to April 30, 2025, in conjunction with the applicant's Motion for Postponement.

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



ZIP 20001 \$ 000.69⁰
02 7W
0008030876 FEB 27 2025

BEANCA NICHOLSON
1350 MARYLAND AVENUE NE UNIT 206
WASHINGTON DC 20002

NTXIE 171 NEE 1 2510002/28/25

RETURN TO SENDER
NOT DELIVERABLE
UNABLE TO FORWARD

INT
20090915>27 14

U.C. 59991771481



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



ZIP 20001 \$ 000.69⁰
02 7W
0008030876 FEB 27 2025

ANK

BRITTNEY LANE
4750 LINCOLN BLVD # 331
MARINA DEL REY CA 90292-9315

NIXIE 911 FE 1 0003/06/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

902929315 ANK
200012714

BC: 20001271441 *0231-03304-27-43



PENALTY FOR MISUSE

UTC Note

ANA BERRIOS-VAZQUEZ
5110 RIDGEFIELD RD STE 413
BETHESDA MD 20816-3346

FIRST-CLASS

US POSTAGE PAID PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008030876 FEB 27 2025

OFFICIAL BUSINESS
PENALTY FOR MISUSE

UTC
16th

JONATHAN BLANKS
5110 RIDGEFIELD RD STE 413
BETHESDA MD 20816-3346

FIRST-CLASS



ZIP 20001 \$ 000.69⁰
02 7W
0008031164 FEB 27 2025

OFFICIAL BUSINESS
PENALTY FOR MISUSE

Ute Hap

VALOR 1350 MARYLAND LLC
5110 RIDGEFIELD RD STE 413
BETHESDA MD 20816-3346

FIRST-CLASS



ZIP 20001 \$ 000.69⁰
02 7W
0008030876 FEB 27 2025

20160304 0
0000000000

Code	Material	Unit	Price	Quantity	Total
1	1.000000	1.000000	1.000000	1.000000	1.000000
2	2.000000	2.000000	2.000000	2.000000	2.000000
3	3.000000	3.000000	3.000000	3.000000	3.000000
4	4.000000	4.000000	4.000000	4.000000	4.000000
5	5.000000	5.000000	5.000000	5.000000	5.000000
6	6.000000	6.000000	6.000000	6.000000	6.000000
7	7.000000	7.000000	7.000000	7.000000	7.000000
8	8.000000	8.000000	8.000000	8.000000	8.000000
9	9.000000	9.000000	9.000000	9.000000	9.000000
10	10.000000	10.000000	10.000000	10.000000	10.000000
11	11.000000	11.000000	11.000000	11.000000	11.000000
12	12.000000	12.000000	12.000000	12.000000	12.000000
13	13.000000	13.000000	13.000000	13.000000	13.000000
14	14.000000	14.000000	14.000000	14.000000	14.000000
15	15.000000	15.000000	15.000000	15.000000	15.000000
16	16.000000	16.000000	16.000000	16.000000	16.000000
17	17.000000	17.000000	17.000000	17.000000	17.000000
18	18.000000	18.000000	18.000000	18.000000	18.000000
19	19.000000	19.000000	19.000000	19.000000	19.000000
20	20.000000	20.000000	20.000000	20.000000	20.000000
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25	25.000000	25.000000	25.000000	25.000000	25.000000
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42	42.000000	42.000000	42.000000	42.000000	42.000000
43	43.000000	43.000000	43.000000	43.000000	43.000000
44	44.000000	44.000000	44.000000	44.000000	44.000000
45	45.000000	45.000000	45.000000	45.000000	45.000000
46	46.000000	46.00000			

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