

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



February 13, 2019

Kenyan McDuffie, Ward 5  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW  
#506  
Washington, DC 20004

**Re: BZA Application No. 19960**

**REFERRAL MEMORANDUM AND NOTICE OF PUBLIC HEARING**

Dear Councilmember:

An Applicant within the boundaries of your ward 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 January 15, 2019 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Wednesday, April 3, 2019 at 9:30 am**, at the Jerrily R. Kress Memorial Hearing Room, One Judiciary Square, at 441 4<sup>th</sup> Street, N.W., Suite 220 South, Washington, D.C., 20001, concerning the following application:

**Application of MCF 1400 Montana LLC and MCFI Limited Partnership**, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under the zone boundary line requirements of Subtitle A § 207.2, under the new residential development requirements of Subtitle U § 421.1, and under Subtitle C § 714.3 from the surface parking screening requirements of Subtitle C § 714.2, to permit the construction of a new 106-108 unit apartment house in the MU-4/RA-1 Zones at premises 1400 Montana Avenue N.E. (Square 4023, Lot 1).

**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 [www.dcoz.dc.gov](http://www.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.

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

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19960  
EXHIBIT NO.26

**HOW TO PARTICIPATE IN THE CASE**

If you wish to participate in the case, you may submit a letter in support or opposition into the record, or appear as a witness to testify at the public hearing. Visit the Interactive Zoning Information System (IZIS) on our website at <https://app.dcoz.dc.gov/Login.aspx> to make a submission. You will need to create a username and password if you have not done so already.

**REFERRAL TO GOVERNMENT AGENCIES**

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 5C**. The ANC may require the Applicant to appear at the next regularly scheduled ANC meeting to present their case. You may wish to visit <http://anc.dc.gov> to find contact information to discover if or when the Applicant is scheduled to appear.

If you have questions about this application, please call OZ at 202-727-6311 and refer to the BZA application number listed at the top of the notice.

SINCERELY,

A handwritten signature in black ink, appearing to read "Clifford W. Moy". The signature is written in a cursive style with a long, sweeping tail on the final letter.

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