

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



March 13, 2019

ANC 5C
5C@anc.dc.gov

BZA Application No. 19982

Dear ANC Chair:

An Applicant within 200 feet of your ANC boundary is seeking zoning relief for a project or use that is not provided as a matter of right for the zoning district. Notice is hereby given that the Board of Zoning Adjustment (Board) will hold a public hearing on **Wednesday, April 17, 2019 at 9:30 am**, at the Jerrily R. Kress Memorial Hearing Room, One Judiciary Square, at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001, concerning the following application:

Application of Montello 1723 LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, and under Subtitle G §§ 409, 1200 and 1201 from the lot occupancy requirements of Subtitle G § 404.1 and the rear yard requirements of Subtitle G § 405.2, and pursuant to Subtitle X, Chapter 10, for a variance from the nonconforming structure requirements of Subtitle C § 202.2, to construct a two-story addition and penthouse to an existing, one-story commercial building and convert it to a seven-unit apartment house in the MU-4 Zone at premises 1723 Montello Avenue, N.E. (Square 4052, Lot 180).

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 <http://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.

HOW TO PARTICIPATE IN THE CASE

Pursuant to Subtitle Y § 402.1, notice of public hearing is provided to ANCs within 200 feet of the property involved in the application; however, an ANC within 200 feet of the property is not an “affected ANC” unless the subject property is located on a street that serves as a boundary line between two ANCs.

Accordingly, your ANC is not an affected ANC, and therefore, is not an automatic party to the case, but your ANC may request party status. Visit the Interactive Zoning Information System (IZIS) on our website at <https://app.dcoz.dc.gov/Login.aspx> to make a submission.

Please note that this case may be rescheduled or withdrawn prior to the scheduled hearing date noted above. Visit the online BZA hearing calendar at <https://app.dcoz.dc.gov/Content/Schedule/Calendar.aspx> to confirm the hearing date.

REFERRAL TO GOVERNMENT AGENCIES

This case is located within the boundaries of **Advisory Neighborhood Commission (ANC) 5D**.

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