

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment

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D.C. OFFICE OF ZONING  
2019 MAY 14 PM 12:15



March 12, 2019

**TO WHOM IT MAY CONCERN:**

**BZA Application No. 19982**

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 4<sup>th</sup> 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).

**WHY YOU ARE RECEIVING THIS NOTICE**

An Applicant in your neighborhood is seeking zoning relief for a project or use that is not allowed as a matter of right for the zoning district. The Zoning Regulations of the District of Columbia (Regulations) require such applicants to appear before the Board at a public hearing to make their case. The Regulations also require that notification of the public hearing be provided to property owners within 200 feet of the subject property indicated in the application, based on DC Office of Tax and Revenue records.

**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.

**PLEASE NOTE:**

This case may be **RESCHEDULED OR WITHDRAWN** prior to the scheduled hearing date noted above. **Visit the online BZA calendar at <https://app.dcoz.dc.gov/Content/Schedule/Calendar.aspx> to confirm the hearing date, if you plan to participate in the case.**

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

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Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19982  
EXHIBIT NO.51

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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