

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



August 13, 2019

ANC 1A
1A@anc.dc.gov

Re: BZA Application No. 20114

REFERRAL MEMORANDUM AND NOTICE OF PUBLIC HEARING

Dear ANC Chair:

An Applicant within the boundaries of your ANC area 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 June 21, 2019 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Wednesday, October 9, 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 3569 Warder LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under the residential conversion provisions of Subtitle U § 320.2, with waivers from the chimney and external vent requirement of Subtitle U § 320.2(f) and the rooftop architectural element requirement of Subtitle U § 320.2(h), and under Subtitle C § 703.2 from the from the minimum parking requirements of Subtitle C § 701.5, to convert an existing two-story, semi-detached principal dwelling unit into a five-unit semi-detached apartment building in the RF-1 Zone at premises 3569 Warder Street N.W. (Square 3035, Lot 820).

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

As described in the Zoning Regulations of the District of Columbia (Regulations), the affected ANC is an automatic party to the case and the Board gives “great weight” to its written report.

Visit http://dcoz.dc.gov/resources/ANC_Filing/index.shtm for instructions on how to file the ANC report (Form 129) through the Interactive Zoning Information System (IZIS). Though ANC reports may be filed at any time prior to the Board's final deliberation on the case, the ANC is strongly encouraged to submit their report no later than seven days prior to the public hearing date so that the Board has ample time to consider the ANC's position.

Please contact the Applicant or designated agent to ensure that their case can be scheduled for ANC review in advance of the public hearing:

R. Michael Cross
2001 S Street Suite 230
Washington, DC 20009

projectdox@rmichaelcross.com
202-536-3006

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions or require any additional information, please call OZ at 202-727-6311.

SINCERELY,

A handwritten signature in black ink, appearing to read "Clifford W. Moy". The signature is fluid and cursive, with a long horizontal stroke at the end.

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