

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



September 23, 2019

ANC 5D 06
5D06@anc.dc.gov

Re: BZA Application No 20143

REFERRAL MEMORANDUM AND NOTICE OF PUBLIC HEARING

Dear ANC Single Member District Commissioner:

An Applicant within the boundaries of your ANC Single Member District 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 August 21, 2019 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on **Wednesday, November 13, 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 Grand Realty LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under the residential conversion requirements of Subtitle U § 320.2, pursuant to Subtitle § U § 301.1 (e) from the use requirements of Subtitle U § 301.1 (c)(1) and pursuant to Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 5003.1, to convert the existing detached principal dwelling into two principal dwelling units and to construct a second-story addition to an existing accessory structure to be used as a third principal dwelling unit in the RF-1 Zone at premises 1117 Morse Street, N.E. (Square 4070, Lot 136).

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:

Martin Sullivan
1155 15th Street NW Suite 1003
Washington, DC 20005

msullivan@sullivanbarros.com
202-503-1704

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