

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



June 25, 2021

Memo to File:

Re: BZA Application No. 20143 of Grand Realty LLC

At its December 18, 2019 Public Hearing, the Board of Zoning Adjustment approved Application No. 20143 of Grand Realty, LLC. At the Virtual Public Meeting on June 23, 2021, the Board **moved to rescind** the prior vote in the application, and to **reopen the record**. The Board scheduled the case for further deliberations and decision at a **VIRTUAL PUBLIC MEETING on WEDNESDAY, JULY 28, 2021** through Webex, session beginning at 9:30 am. The Board requested the following submissions from parties:

Due July 7, 2021

From the Applicant and the Office of Planning:

A separate explanation from each as to how the Application is eligible for the following requested relief:

1. A special exception to authorize a principal dwelling unit in an accessory structure under either:
 - Subtitle U § 301.1(e) - since the proposed accessory structure is neither “matter-of-right” nor located within a required setback; or
 - Subtitle U § 301.1(c) – since the proposed accessory structure is not an “expansion or addition” to an existing accessory building; and
2. A special exception to authorize the conversion of an “existing residential building” to an “apartment house” under Subtitle U § 320.2 when the proposed third unit is in a separate and new structure and not the existing residential building, give the specific language of Subtitle U § 320.2 and the definition of “apartment house” in Subtitle B § 100.2.

Due July 21, 2021

From all Parties and OP: Optional responses to Applicant and Office of Planning submissions

Requested submissions are to be served on all parties to the application. Documents can be filed directly into the case record through IZIS or, if you have technical difficulties, they can be submitted by email to bz submissions@dc.gov. Filings are accepted until 24 hours before the virtual session begins. Please see the Office of Zoning website for Webex access information:

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO.20143
EXHIBIT NO.54

<https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>. If you have questions, please contact the Office of Zoning at 202-727-6311.

Sincerely,

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

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