

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Board of Zoning Adjustment**



July 9, 2020

Allison Prince  
1999 K Street NW Suite 500  
Washington DC 20006

**Re: BZA Application No. 20274**

Dear Applicant,

Your application has been accepted as complete. The Board of Zoning Adjustment (BZA) will consider the following application during the public hearing session scheduled for **Wednesday, September 23, 2020 beginning 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:

**Application of MQMF 1313 L Street LLC**, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle I § 205.5 from the rear yard requirements of Subtitle I § 205, and pursuant to Subtitle X, Chapter 10, for an area variance from the court requirements of Subtitle I § 207.1, to redevelop an existing office building and convert it into a 10-story residential building in the D-4-R at premises 1313 L Street, N.W. (Square 247, Lot 94).

**NEXT STEPS PRIOR TO HEARING**

- (1) **Coordinate with ANC:** Your case has been referred to **Advisory Neighborhood Commission (ANC) 2F**. Contact the ANC as soon as possible to ensure that your case has been scheduled for review well in advance of the public hearing. Visit <http://anc.dc.gov> to find contact information for your ANC.
- (2) **Coordinate with government agencies:** Your case has been referred to government agencies such as the Office of Planning (OP) and the District Department of Transportation (DDOT) depending on the relief requested. Review the case record in IZIS to see what other agencies have received a referral notice, as they may contact you to discuss your application.
- (3) **Pick up and post notice of the hearing:** You must call the Office of Zoning at 202-727-6311 in advance to ensure the large orange placard sign for your application is ready for pick up. This sign features the case description and must be posted and maintained on the subject property for at least 15 days prior to the public hearing.
- (4) **File any supplemental material, if necessary,** as listed in Subtitle Y § 300.15: Log in to IZIS at <https://dcoz.dc.gov/IZIS> to submit documents. If you have difficulty submitting documents through IZIS, as an alternative, you may email documents in pdf format to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov) to be uploaded into the record by BZA staff.

NOTE: Applicants are required to file supplemental material at least 21 days prior to the hearing. If your documents will be late – i.e., submitted less than 21 days before the public hearing - you must file Form 150 - a Motion to Waive the Time Requirements - for consideration by the Board.

Exceptions to the 21-Day Filing Deadline:

The Affidavit of Posting and Affidavit of Maintenance have different filing deadlines, (see below) and only require a Motion to Waive the Time Requirements if they will be late based on their deadlines.

- (5) **Submit Agent authorization:** If not already filed, a signed letter of authorization citing Subtitle Y § 300.5 must be submitted by the Applicant if represented by an agent, including a licensed architect or attorney. To learn more, visit: <https://dcoz.dc.gov/publication/LAAC>.
- (6) **Submit Affidavit of Posting and Affidavit of Maintenance:** An Affidavit of Posting (Form 145) must be filed at least 5 days prior to the hearing. An Affidavit of Maintenance form must be filed between 2 and 6 days prior to the hearing.
- (7) **Review the files** in IZIS for your application frequently so that you are prepared to respond to any filings that may be submitted by individuals and organizations interested in your application. Note that the Board expects Applicants to make a good faith effort to reach out to those in opposition to resolve conflicts prior to the public hearing date.
- (8) **Address any changes to your application:** In the event that the requested zoning relief changes prior to the hearing, you must file a revised Self-Certification (Form 135) or a revised Zoning Deficiency Letter from the Zoning Administrator must be filed, as well as any additional filing fees that may apply. Be sure to also file any documents that you feel are necessary to support the changes that you make to your application. **\*\*Failure to submit required documents and additional fees could delay the hearing of your case.\*\***

If you have any questions or require any additional information, please call OZ at 202-727-6311.

Sincerely,



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