

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



August 6, 2020

David Lewis/Goulston & Storrs
1999 K Street NW Suite 500
Washington, DC 20006

Re: BZA Application No. 20303

Dear Applicant,

Your application has been accepted as complete. The Board of Zoning Adjustment (BZA) will consider the following application during the **virtual** public hearing session scheduled for **Wednesday, November 4, 2020 beginning at 9:30 am**, via **WebEx**:

Application of Government Properties Income Trust LLC, pursuant to 11 DCMR Subtitle X, Chapter 9, for special exceptions under the penthouse restaurant use requirements of Subtitle C § 1500.3(c), and under the capitol security sub-area requirements of Subtitle I § 605.6, to renovate an existing office building into a mixed-use building in the D-3 Zone at premises 20 Massachusetts Avenue, N.W. (Square 626, Lot 78).

NEXT STEPS PRIOR TO HEARING

- (1) Coordinate with ANC:** Your case has been referred to **Advisory Neighborhood Commission (ANC) 6C**. 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 as a pdf attachment to bzasubmissions@dc.gov to be uploaded into the record by BZA staff.

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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.****
- (9) **Review the instructions** (below) for participating as an Applicant.
- (10) **See the OZ Website for the Webex Access Information** (link and access code) by using the link provided under “Hearing Day Access ...” below.

If you have any questions or require any additional information, please call OZ at 202-727-6311 and refer to the 5-digit BZA Application No. on page 1 of this letter.

Sincerely,



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

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*******PRINT & SAVE FOR FUTURE REFERENCE*******

HOW TO PARTICIPATE IN THE VIRTUAL HEARING:

A. Sign up to Testify

At least 24 hours before the virtual hearing, sign up to provide testimony.

As the Applicant, you are to ensure that all members of your team are signed up to testify. This includes Agents and any proffered or accepted Expert Witnesses.

To sign up, do one of the following:

Sign up participants via the IZIS dashboard

1. Before logging in, make sure you secure from any additional witnesses (Agents, Expert Witnesses, etc.) their individual email address and telephone number they will use the day of the hearing to participate in the hearing through Webex.
2. Login to IZIS to access the dashboard page.
3. Next to your case, select the Hand icon under the "Function(s)" column. The "Witness Sign Up Form" will appear.
4. Enter the name and contact information that will be used the day of the hearing and check the Oath box. Click "Submit".
5. Enter as many additional witnesses and corresponding contact information as needed.

OR

Call BZA Staff

1. If you are unable to sign up through IZIS online, call Robert Reid at 202-727-5471 for assistance in signing up.

Confirmation of sign-up will be provided by Office of Zoning staff.

B. Submit evidence into the record:

As noted above, **all evidence** is to be submitted 21 days before the hearing, therefore, 24 hours before the hearing, all documents should be in the case file. However, if there is any supplemental documentation not already in the record as the hearing day approaches, and you intend to present it as part of your testimony, you must do **ALL** of the following:

1. **Upload** the document(s) into the case record in IZIS (or email to bzsubmissions@dc.gov) **at least 24 hours before the hearing.**
2. **Email** the document(s) to Paul.Young@dc.gov prior to the hearing.

3. **Request** that the Board waive the 21-day filing deadline to accept the late documentation into the record (submit Form 150.)
4. **Email** any **PowerPoint or other materials** that you plan to present during your testimony, to **Paul Young** (Paul.Young@dc.gov) prior to the hearing.

Hard copies of documents will **not** be accepted at this time.

HEARING DAY ACCESS TO THE BZA VIRTUAL HEARING via WEBEX

To participate on the date of the hearing, please use the link below to **join** the WebEx Meeting. You will see the **Access Code**, **Password**, and **Call-in number** for access to your hearing. The link will be available the week of the hearing.

<https://dcoz.dc.gov/release/watch-zc-and-bza-virtual-meetings-live>.

DETAILS

For further details on participating on hearing day, click here:

<https://dcoz.dc.gov/bza-webex-howto>

FAQs

To see **ZC and BZA Virtual Hearing FAQs** follow this link:

<https://dcoz.dc.gov/page/zoning-commission-zc-and-board-zoning-adjustment-bza-virtual-hearing-faqs>

Having Trouble Accessing the Meeting?

Contact the Office of Zoning staff for assistance:

Email: itzone@dc.gov

Phone: 202-727-6311