

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



October 15, 2020

ANC 7F  
[7F@anc.dc.gov](mailto:7F@anc.dc.gov)

Re: BZA Application No. 20350

**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 August 21, 2020 through the Interactive Zoning Information System (IZIS).

A public hearing has been scheduled by the Board of Zoning Adjustment (Board) on Wednesday, January 13, 2021 at 9:30 am, virtually via WebEx, concerning the following application:

**Application for Mary's House for Older Adults, Inc.**, pursuant to 11 DCMR Subtitle X, Chapter 9 for special exceptions under the use provisions of Subtitle U § 203.1(g), under Subtitle D § 5201 from the lot occupancy requirement of Subtitle D § 304.2, the side yard requirement of Subtitle D § 307.4, and pursuant to Subtitle X, Chapter 10, for an area variance from the driveway width requirements of Subtitle C § 711.6, and the use requirements of Subtitle U § 203.1(g)(2), to replace an existing principal dwelling unit with a continuing care retirement community for 15 individuals in the R-3 Zone at premises 401 Anacostia Road, SE (Parcel 0203/0009).

**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.

---

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

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.20350  
EXHIBIT NO.17

Visit [http://dcoz.dc.gov/resources/ANC\\_Filing/index.shtm](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:

Christopher S. Cohen/Holland & Knight  
800 17th Street NW  
Washington, DC 20006

[christopher.cohen@hklaw.com](mailto:christopher.cohen@hklaw.com)  
202-469-5127/301-775-5559

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.

#### **HOW TO PARTICIPATE IN THE VIRTUAL HEARING AND/OR SUBMIT COMMENTS:**

##### **A. Watch/listen to the hearing:**

- Members of the public can watch and listen to the public hearing via Webex or YouTube Live, or they can listen to the audio of the hearing by calling via telephone.
- **To get details regarding the Webex link, YouTube Live video, and telephone conference line:**
  - o Visit the Office of Zoning website (updated every Friday with the following week's hearing information): <https://dcoz.dc.gov/release/watch-zc-and-bza-virtual-meetings-live>
  - o Or, call the Office of Zoning staff at 202-727-6311

##### **B. Sign up to provide testimony at the virtual hearing:**

- To provide oral comments during a virtual hearing, **participants are strongly encouraged to sign up at least 24 hours before the hearing** in order to be heard.
- To sign up, do one of the following:
  - o Fill out online form on the Office of Zoning website:  
<https://app.dcoz.dc.gov/Kiosk/Kiosk.aspx>
  - o If you are unable to sign up on online, call Robert Reid at 202-727-5471 to state that you would like to sign up to testify.
- Confirmation and instructions regarding testifying during the virtual hearing will be provided to participants after signing up. OZ staff will also provide estimated times of when cases will be heard to those who have signed up prior to the hearing.

##### **C. Submit a statement into the record:** After reviewing the record, submit written testimony, either a letter in support, or a letter in opposition. Submissions are **required to be sent at least 24 hours before the hearing**.

- Upload your document to the case record in IZIS or, if you have technical difficulties with IZIS, send it as a PDF attachment or include the statement in the body of the email to

[bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov).

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

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 flourish extending to the right.

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