

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



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2021 SEP 21 PM 12:24

August 24, 2021

**TO WHOM IT MAY CONCERN:**

**Re: BZA Application No. 20581**

Notice is hereby given that the Board of Zoning Adjustment (Board) has tentatively placed the following application on its Expedited Review Calendar for a decision without a public hearing on **Wednesday, November 10, 2021 beginning at 9:30 am**, virtually via WebEx, concerning the following application:

Application of: **Jennifer Dalzell**

Case No.: 20581

Address: 1241 Independence Avenue S.E. (Square 1015, Lot 147)

ANC: 6B

Relief: Special Exceptions from:

- the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)
  - the rear yard requirements of Subtitle E § 306.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)
- Project: To construct a roof deck addition to an existing, detached, accessory garage in the RF-1 Zone.

**WHY YOU ARE RECEIVING THIS NOTICE**

An Applicant in your neighborhood is seeking zoning relief for a project or use that is not provided as a matter of right for the zoning district. The Zoning Regulations of the District of Columbia (Regulations) also require that notification of the request be provided to property owners within 200 feet of the subject property indicated in the application, based on DC Office of Tax and Revenue records.

**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.

**REMOVAL FROM EXPEDITED REVIEW CALENDAR**

If after reviewing the application materials you wish for the case to be removed from the Expedited Review Calendar and scheduled for a public hearing, you should visit the Interactive Zoning Information System (IZIS) on our website at <http://app.dcoz.dc.gov> and click on "Participating in an Existing (ZC or BZA) Case". From here you may provide a written submission requesting that the Board schedule the case for a public hearing or file a request for party status in opposition to the application.

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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 20581  
EXHIBIT NO. 28

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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