

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment



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NOTICE OF VIRTUAL PUBLIC HEARING

**TIME AND PLACE:** Wednesday, April 24, 2024, @ 9:30 a.m.  
**Via WebEx & YouTube (Office of Zoning):** <https://dcoz.dc.gov/BZA04-24-2024>  
**Instructions:** <https://dcoz.dc.gov/release/virtual-public-hearings>  
**Witness Sign Up:** <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING:

**Application No. 21103 of Developer REI, LLC**

**Address:** 71 Kennedy Street N.W. (Square 3389, Lot 138)

**ANC:** 4B

**Relief:** Special Exceptions from:

- the rear yard requirements of Subtitle G § 207.6 (pursuant to Subtitle G § 404.1, Subtitle G § 5200.1; and Subtitle X § 901.2)
- the court requirements of Subtitle G § 209.1 (pursuant to Subtitle G § 404.1, Subtitle G § 5200.1; and Subtitle X § 901.2)

**Project:** To raze existing structures, and to construct a detached, four-story with below grade parking and penthouse, 47-unit apartment house in the MU-4 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5, as well as the text adopted by the Zoning Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

**PLEASE NOTE:**

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment (“**Board**” or “**BZA**”) on the website of the Office of Zoning (“**OZ**”) at <https://dcoz.dc.gov/BZACalendar> as well as on the case record webpage available on the Interactive Zoning Information System (“**IZIS**”) on the OZ website <https://dcoz.dc.gov/CaseRecord> (access instructions below). **Please check these webpages to confirm the final hearing date and time** as there will be no other notice of these changes provided. One day before the hearing, the order of cases, agenda, and any other scheduling changes will be posted to the Board’s online calendar on OZ’s website.

Those who wish to testify at the public hearing **must** be present when their case is called. The order of cases may change at the Board’s discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast

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Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21103  
EXHIBIT NO. 16

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WARREN, CLINE J

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 3. 2010-10-10 10:10:10

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*(The following information was obtained from the records maintained by the Bureau of Motor Vehicle Registration, State of New York.)*

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OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

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*Handwritten signature: MANZUETA*

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UNABLE TO FORWARD