

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, APRIL 1, 2008
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION

P.M.

WARD SIX

17742
ANC-6C **Application of UNIQUE Learning Center, pursuant to 11 DCMR §§ 3104.1, and 3103.2, for a variance from the court requirements under section 406, and a special exception under section 209, to operate a community center in the R-4 District at premises 1251 – 1253 4th Street, N.W. (Square 523, Lot 858).**

WARD FIVE

17741
ANC-5A **Application of Fort Lincoln – Eastern Avenue LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception under section 353 (New Residential Development) and section 2516 (Theoretical Lot), and variance relief from the floor area ratio and rear yard requirements under section 2516, to construct 62 residential dwelling units (31 stacked townhouse in 5 separate buildings) in the R-5-A and R-5-D Districts on property bounded by Bladensburg Road, N.E., Eastern Avenue, N.E., and Fort Lincoln Drive, N.E. (Square 4325, Lots 44, 802 and Parcel 174/15).**

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof

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for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

RUTHANNE G. MILLER, CHAIRPERSON, MARC D. LOUD, MARY OATES WALKER, SHANE L. DETTMAN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 4/1/08 rsn

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, APRIL 8, 2008
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001**

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

**9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION**

A.M.

WARD THREE

17748 **Application of Antonio Diez, pursuant to 11 DCMR § 3104.1, for a**
ANC-3E **special exception to allow a rear addition to an existing one-family**
 detached dwelling under section 223, not meeting the lot occupancy
 requirements (section 405), and side yard requirements (section
 405), in the R-1-B District at premises 4902 Belt Road, N.W.
 (Square 1757, Lot 32).

WARD THREE

17750 **Application of Prashant and Nirupma Rohatgi, pursuant to 11**
ANC-3D **DCMR §§ 3103.2 and 3104.1, for a variance from the front yard**
 setback requirements under subsection 1543.4, and a special
 exception to allow an addition to an existing one-family dwelling
 under section 223, not meeting the nonconforming structure
 (subsection 2001.3) and rear yard (section 404) requirements in the
 WH/R-1-B District at premises 4505 Macomb Street, N.W. (Square
 1604, Lot 842).

WARD ONE

17743 **Application of The Verde Group LLC, pursuant to 11 DCMR §**
ANC-1B **3103.2, for a variance from the floor area ratio requirements under**
 section 401, a variance from the lot occupancy requirements under
 section 403, and a variance from the parking requirements under
 subsection 2101.1, to allow the construction of a three unit

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apartment building in the R-5-B District at premises 1439 W Street, N.W. (Square 202, Lot 803).

P.M.

WARD TWO

17749 **Application of Alturas Real Estate Interest LLC**, pursuant to 11
ANC-2F DCMR §§ 3103.2 and 3104.1, for a variance from the
nonconforming structure provisions under subsection 2001.3, and
the inclusionary zoning requirements under subsections 2603.2 and
2607.9, and special exceptions from the roof structure provisions
under subsection 411.11, and the ARTS use and design requirements
under subsection 1906.1, to create a mixed-use residential and retail
development, in the ARTS/C-3-A District, at premises 1625, 1627-
29, and 1631 14th Street, N.W. (Square 240, Lots 6, 812, and 819).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

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through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence.

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