

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
TUESDAY, MAY 9, 2006  
SECOND FLOOR HEARING ROOM, SUITE 220-S  
441 4<sup>TH</sup> 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 SIX**

17471  
ANC-6C      **Application of Paul Heavey**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing single-family row dwelling under section 223, not meeting the lot occupancy requirements (section 403) in the R-4 District at premises 309 K Street, N.E. (Square 775, Lot 33).

**WARD EIGHT**

17464  
ANC-8D      **Application of Sherman Arms LLC**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a community service center under section 334, in the R-5-A District at premises 700 block (cul-de-sac) of 8<sup>th</sup> Street, S.E. (Square 6209, Lots 28-31).

**WARD ONE**

17466  
ANC-1B      **Application of 2109 10<sup>th</sup> Street Associates LLC**, pursuant to 11 DCMR § 3103.2, for a variance to allow a reduction in the required amount of residential recreation space under section 773, serving an existing apartment house in the ARTS/C-2-B District at premises 2109 10<sup>th</sup> Street, N.W. (Square 358, Lot 9).

**P.M.**

**WARD EIGHT**

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17463      **Application of ARCH Training Center**, pursuant to 11 DCMR §  
ANC-8B      3103.2, for a variance from the off-street parking requirements under  
subsection 2101.1, to convert a vacant community residence facility  
and re-occupy it as an apartment house (29 units) in the R-5-A  
District at premises 2025 Fendall Street, S.E. (Square 5777, Lot  
952).

**WARD THREE**

17465      **Appeal of Advisory Neighborhood Commission 3D**, pursuant to  
ANC-3D      11 DCMR §§ 3100 and 3101, from the decision of an Administrative  
Law Judge (ALJ) to dismiss a DCRA/BLRA Notice of Violation for  
the construction of an unpermitted horse stable. Appellant alleges  
that the ALJ erred on October 20, 2005, by overturning a  
DCRA/BLRA notice of violation issued to Dorchester Associates.  
Appellant contends that the construction of the stable violates  
sections 204 and 208 of the Zoning Regulations. The subject  
property is located in the CB/UT/R-1-A District at premises 2762  
Chain Bridge Road, N.W. (Square 1425, Lot 822).

**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.

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

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through the Director, Office of Zoning, 441 4<sup>th</sup> 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.

**GEOFFREY H. GRIFFIS, CHAIRPERSON, RUTHANNE G. MILLER, VICE CHAIRPERSON, CURTIS L. ETHERLY, JR., JOHN A. MANN II, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.**

PHN 5/9/06 rsn

**BOARD OF ZONING ADJUSTMENT  
PUBLIC HEARING NOTICE  
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**WARD FOUR**

17472  
ANC-4B      **Application of John Coequyt and Alexandra Page**, pursuant to 11 DCMR § 3104.1, for a special exception to construct a rear addition to a single-family detached dwelling under section 223, not meeting the side yard requirements (section 405), in the R-1-B District at premises 616 Whittier Street, N.W. (Square 3166, Lot 812).

**WARD THREE**

17476  
ANC-3G      **Application of Amy and Peter Pastan**, pursuant to 11 DCMR § 3104.1, for a special exception to allow a rear addition to an existing single-family dwelling under section 223, not meeting the lot occupancy requirements (section 403), and nonconforming structure provisions (subsection 2001.3), in the R-2 District at premises 3727 Jocelyn Street, N.W. (Square 1873, Lot 52).

**WARD FIVE**

17470  
ANC-5A      **Application of Theresa M. Roberson**, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the side yard requirements under section 405, and a variance from the nonconforming structure provisions under subsection 2001.3, to allow a rear addition to a single-family row dwelling in the R-2 District at premises 1320 Randolph Street, N.E. (Square 3969, Lot 17).

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P.M.WARD SIX

17473      **Application of JPI Development Services LP**, pursuant to 11  
ANC-6D      DCMR §§ 3103.2 and 3104.1, for a variance from the residential  
recreation space requirements under section 773, and a special  
exception for multiple roof structures with walls of uneven height  
pursuant to sections 411 and 770.6, to allow the development of a  
multi-family residential building in the C-3-C District at premises  
900 New Jersey Avenue, S.E. (Square 738, Lots 1, 11, 14-18, 21, 25  
and 27).

WARD SIX

17468      **Appeal of Advisory Neighborhood Commission 6A**, pursuant to  
ANC-6A      11 DCMR §§ 3100 and 3101, from the decision of the Zoning  
Administrator (ZA) to issue approvals for electrical, fire, mechanical  
and plumbing disciplines (DCRA Tracking No. 236 D5) with the  
intention of issuing building permits to allow the expansion of a  
nonconforming apartment building from 3 units to 6 units. Appellant  
alleges that the ZA erred by giving said approvals without  
consideration of the underlying R-4 zoning use and area  
requirements and the parking requirements under section 2115. The  
subject property is located in the R-4 District at premises 1124 E  
Street, N.W. (Square 984, Lot 44).

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