

**BOARD OF ZONING ADJUSTMENT
PUBLIC HEARING NOTICE
TUESDAY, JUNE 24, 2003
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

17024 **Application of Malvina and Cade Martin**, pursuant to 11 DCMR
ANC-3D § 3103.2, for variances from the lot occupancy requirements under
 section 403, and the nonconforming structure provisions under
 subsection 2001.3, to allow the construction of a one-story addition
 to a nonconforming single family detached dwelling in the R-1-B
 District at premises 4700 Reservoir Road, N.W. (Square 1371, Lot
 41).

WARD TWO

17025 **Application of Rouzbeh E. Mazanderan**, pursuant to 11 DCMR §
ANC-2C 3103.2, for a variance from the lot area and lot width requirements
 under section 401, a variance from the lot occupancy requirements
 under section 403, and a variance from the open court requirements
 under section 406, to allow the construction of a flat (two family
 dwelling) in the R-4 District at premises 1627 Marion Street, N.W.
 (Square 444, Lot 131).

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WARD ONE

17026 **Application of 17026 of William Schortinghouse**, pursuant to 11
ANC-1B DCMR § 3103.2, for a variance from the rear yard requirements
under section 404, to allow the construction of a rear deck and
carport to an existing apartment house in the R-4 District at premises
1326 Girard Street, N.W. (Square 2860, Lot 821, per sub).

P.M.

WARD THREE

**THIS APPLICATION WAS CONTINUED FROM THE MAY 6, 2003,
PUBLIC HEARING SESSION:**

16970 **Application of the National Child Research Center**, pursuant to
ANC-3C 11 DCMR § 3104.1, for special exception approval to continue an
existing child development center (last approved by BZA Order No.
16307) with morning and afternoon programs for 120 children at any
one time, ages 2 ½ - 5 years and 38 FTE staff on all floors of the
existing and proposed buildings on the site and for new construction
of an addition and new building pursuant to § 205; and pursuant to
11 DCMR § 3103.2, for variance relief from § 3202.3, in order to
allow the construction of an additional principal structure and the
use of an additional principal structure, such that more than one
principal structure will exist on a record lot and for relief from §
2100.6 which requires the provision of parking spaces for the
proposed additional principal structure on the NCRC property, in an
R-1-B District at premises 3209 Highland Place, N.W. (Square 2072,
Lot 30 (855 & 866).

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.

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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.

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

PHN 6/24/03 rsn

**BOARD OF ZONING ADJUSTMENT
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A.M.

WARD ONE

17044 **Application of Claudio and Lucia Rosan, pursuant to 11 DCMR §
ANC-1C 3103.2, for a variance from the use provisions under section 350.4,
to establish an Inn/Tourist Home (15 units) in the R-5-D District at
premises 2005 Columbia Road, N.W. (Square 2536, Lot 150).**

WARD SIX

17045 **Application of Neavelle A. Coles, pursuant to 11 DCMR § 3103.2,
ANC-6A for a variance from the lot occupancy requirements under section
403, a variance from the open court requirements under section 406,
and a variance from the nonconforming structure requirements under
subsection 2001.3, to construct a two-story addition to an existing
single-family dwelling in the R-4 District at premises 1215 E Street,
N.E. (Square 1008, Lot 188).**

WARD THREE

17046 **Application of Robert Holland, et. al., pursuant to 11 DCMR §
ANC-3G 3104.2, for a special exception to continue the use of an accessory
parking lot under section 214 (last approved by BZA Order No.
16329) in the R-2/C-1 District at premises 3820-26 McKinley Street,
N.W. (Square 1859, Lots 49, 50, 51, and part of 92).**

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P.M.

WARD SIX

17043 **Appeal of Stanton Park Neighborhood Association**, pursuant to
ANC-6A 11 DCMR §§ 3100 and 3101, from the administrative decision of the
Zoning Administrator in the issuance of Certificate of Occupancy
Permit Nos. CO51289, and CO51290, to Capitol Hill Healthcare
Group dated March 26, 2003, for a community residence facility and
hospital (60 beds and 60 parking spaces) respectively. Appellant
alleges that the Zoning Administrator erred by issuing the occupancy
permits where the proposed use is in violation of the parking
requirements. The R-5-D zoned subject premises is located at 700
Constitution Avenue, N.E. (Square 875, Lot 76).

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