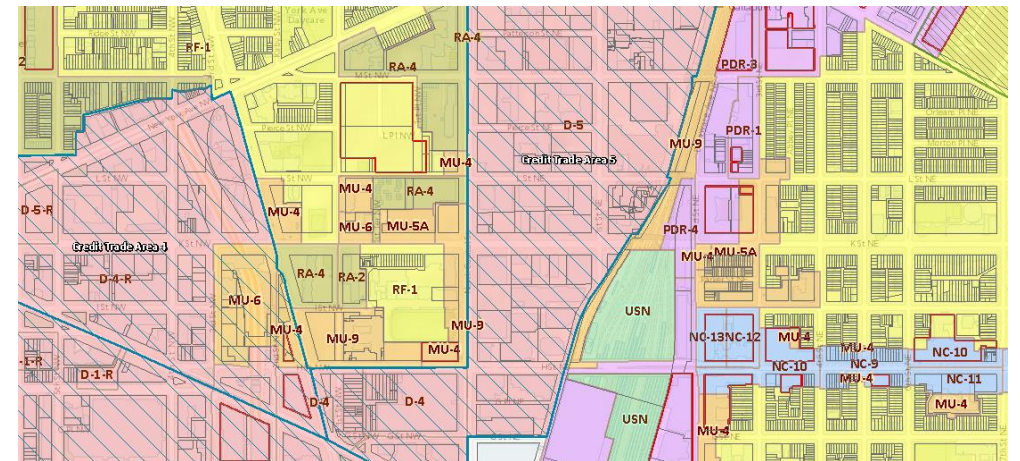


Page 10 of 10

Keara Mehlert &amp; Ron Barron





# ADVANCED ZONING

- Reviewing Applications
- Drafting ANC Reports
- Filing a Petition to the ZC
- Filing an Appeal to the BZA
- Filing Motions
- Responding to Modifications and Time Extensions
- Virtual Hearing Reminders
- Important OZ Links

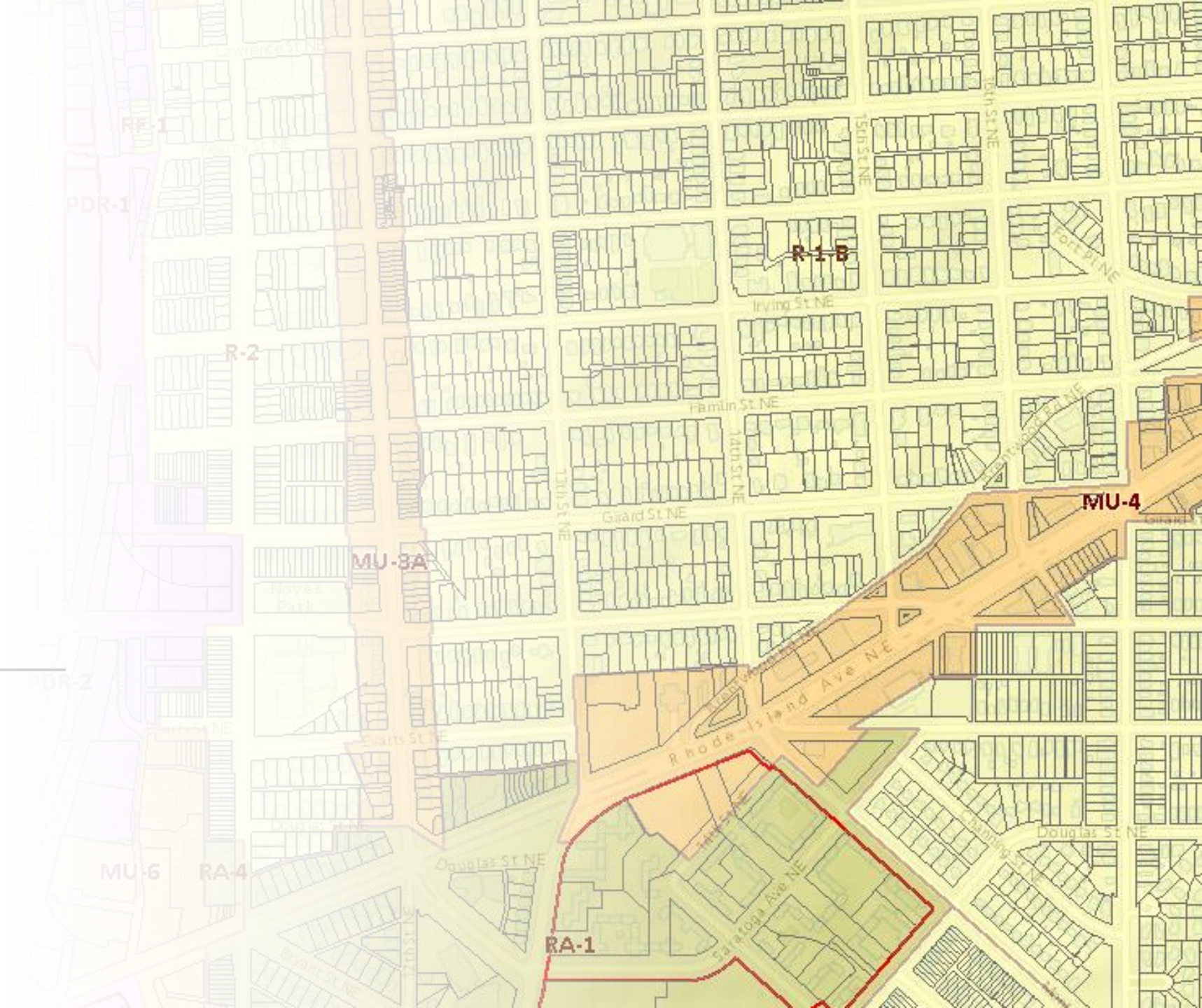
***\*\*Feel free to enter questions in the Webex Chat function and we will answer them at the end of the presentation\*\****





# Reviewing Applications

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# GENERAL CASE TYPES

The BZA and ZC consider two types of cases:

---

## Rulemaking:

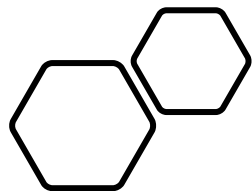
- ANCs Provide Input
- ZC:
  - Includes amendments to the Zoning Regulations and some amendments to the Zoning Map
  - Deals with matters of policy – “Petitions”
- BZA:
  - Chancery applications

## Contested:

- Affected ANC is an Automatic Party
- Includes requests for zoning relief, planned unit developments, Campus Plans, Design Review, and some amendments to the Zoning Map
- Deals with a specific project and parties – “Applications”







# NOTICE OF A CASE

- BZA/ZC must meet the notice requirements of the ANC Act and the Zoning Regulations (Timing, Type of Notice, etc.)
- Notice sent by DCOZ will come to your official ANC email account (general account & SMD)
- You may receive several forms of notice at different stages of the application



## BOARD OF ZONING ADJUSTMENT PUBLIC HEARING NOTICE WEDNESDAY, JULY 26, 2022 VIRTUAL HEARING via WEBEX

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.

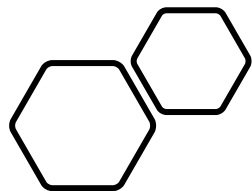
TIME: 9:30 A.M.

### WARD ONE

Application of:	Jordan Rosenstadt
Case No.:	20746
Address:	1314 T Street N.W. (Square 238, Lot 53)
ANC:	1B
Relief:	Special Exceptions from: <ul style="list-style-type: none"><li>• the rear addition requirements of Subtitle E § 205.4 (pursuant to Subtitles E §§ 205.5 and 5201; and Subtitle X § 901.2)</li><li>• the lot occupancy requirements of Subtitle E § 304.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)</li></ul>
Project:	To construct a two-story with basement rear addition, and convert to a flat, an existing, attached, two-story with basement, principal dwelling unit, in the RF-1 Zone.

### WARD EIGHT

Application of:	A.R. Design Group, Inc.
Case No.:	20767
Address:	2817 Buena Vista Terrace S.E. (Square 5729W, Lot 1)
ANC:	8B
Relief:	Special Exception from: <ul style="list-style-type: none"><li>• the matter-of-right uses of Subtitle U § 401 (pursuant to Subtitle U § 421 and Subtitle X § 901.2)</li></ul>
Project:	To construct third story, side and rear additions with cellar, and add an additional 12 dwelling units, to an existing, detached, two-story with basement, 4-unit apartment house in the RA-1 Zone.



# NOTICE OF A CASE

- **Notice of Intent:** In ZC cases, Applicants mail a notice of intent (NOI) to the affected ANC and to all owners within 200 feet of the property prior to filing
- **Notice of Application:** Applicants must serve their application on the affected ANC at the time of filing with DCOZ
- **Notice of Public Hearing:** DCOZ provides notice of public hearings on contested cases to the affected ANC and owners of property within 200 ft. of the subject property
- Notice is also **posted on the property** before a public hearing

**ZONING COMMISSION**  
**NOTICE PUBLIC OF HEARING**

APPLICATION NO:

APPLICANT:

**CASE SUMMARY:**

☐ Air Rights    ☐ Modification    ☐ Map Amendment  
☐ Campus Plan (Fuller Processing)    ☐ Planned Unit Development    ☐ Design Review

Public Hearing Date/Time:

Location:

For more information please contact the District of Columbia Office of Zoning:  
(202) 727-6311 • website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)  
THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

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

APPLICATION NO:

**CASE SUMMARY:**

☐ Special Exception  
☐ Variance  
☐ Foreign Mission  
☐ Modification

Public Hearing Date/Time:

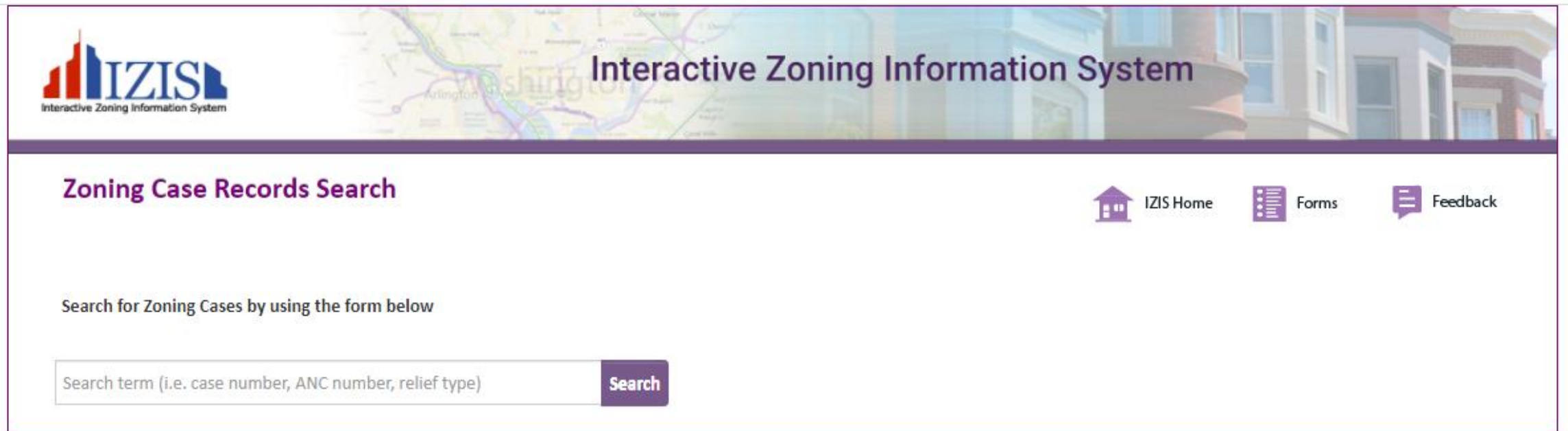
Further Public Hearing Date/Time:

Location:

For more information please contact the District of Columbia Office of Zoning:  
(202) 727-6311 • website: [www.dcoz.dc.gov](http://www.dcoz.dc.gov) • e-mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)  
THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

# RESEARCHING A CASE

- Interactive Zoning Information System (IZIS):  
<https://dcoz.dc.gov/service/interactive-zoning-information-system>



The screenshot shows the IZIS website interface. At the top, there is a header with the IZIS logo on the left, a map of Washington, D.C. in the center, and the text "Interactive Zoning Information System" on the right. Below the header, there is a section titled "Zoning Case Records Search". To the right of this title, there are three navigation links: "IZIS Home" with a house icon, "Forms" with a document icon, and "Feedback" with a speech bubble icon. Below the search title, there is a text input field with the placeholder text "Search for Zoning Cases by using the form below". Below the input field, there is a search bar with the placeholder text "Search term (i.e. case number, ANC number, relief type)" and a purple "Search" button.

**IZIS**  
Interactive Zoning Information System

Washington, D.C.

Interactive Zoning Information System

**Zoning Case Records Search**

IZIS Home Forms Feedback

Search for Zoning Cases by using the form below

Search term (i.e. case number, ANC number, relief type) **Search**

# Drafting ANC Reports

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# DRAFTING AN ANC REPORT

Pursuant to Subtitle Y § 406.2 and Subtitle Z § 406.2, the BZA and ZC shall give “**great weight**” to the written report of the affected ANC



# DRAFTING AN ANC REPORT

- **Requirements for Great Weight** (or, see Form 129):
  - Case name and number;
  - Date of the public meeting of the ANC
  - Statement that proper notice of that public meeting was given by the ANC;
  - Number of members of the ANC that constitute a quorum and number of members present;
  - The **issues and concerns** of the ANC about the application, as related to the standards against which the application shall be judged;
  - Recommendation, if any, of the ANC;
  - Outcome of the vote on the motion to adopt the report;
  - Signature of the ANC Chairperson or Vice-Chairperson

BEFORE THE ZONING COMMISSION AND BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA			
<b>FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT</b>			
Before completing this form, please review the instructions on the reverse side.			
Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:			
<b>IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:</b>			
Case No.:	Case Name:		
Address or Square/Lot(s) of Property:			
Relief Requested:			
<b>ANC MEETING INFORMATION</b>			
Date of ANC Public Meeting:	DD / MM / YY	Was proper notice given?:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Description of how notice was given:			
Number of members that constitutes a quorum:		Number of members present at the meeting:	
<b>MATERIAL SUBSTANCE</b>			
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):			
The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):			
<b>AUTHORIZATION</b>			
ANC	Recorded vote on the motion to adopt the report (i.e. 4-1-1):		
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:			Date:
ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.			

# DRAFTING AN ANC REPORT

From DC Court of Appeals decision in *Metropole Condominium Ass'n v. District of Columbia Bd. of Zoning Adjustment*, 141 A.3d 1079 (2016):

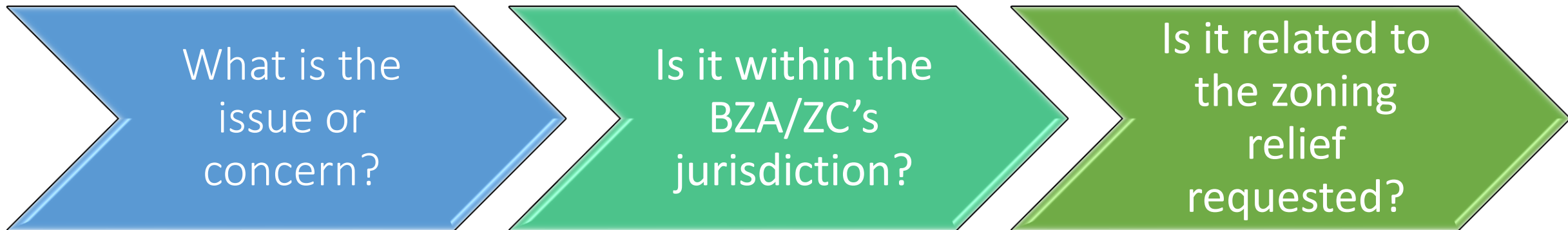
As for the recommendation of the ANC supporting the application, we note that case law does not require the BZA to give “great weight” to the ANC's recommendation but does require the BZA to give great weight to any **issues and concerns** raised by the ANC in reaching its decision.

<div style="display: flex; justify-content: space-between; align-items: center;"> <div> <div style="text-align: center;">★ ★ ★</div> <div style="text-align: center;">BEFORE THE ZONING COMMISSION AND BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA</div> </div> <div> <div style="text-align: center;">★ ★ ★</div> </div> </div>											
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<b>IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:</b>											
Case No.:					Case Name:						
Address or Square/Lot(s) of Property:											
Relief Requested:											
<b>ANC MEETING INFORMATION</b>											
Date of ANC Public Meeting:		D	D	/	M	M	/	Y	Y		
Description of how notice was given:											
Number of members that constitutes a quorum:							Number of members present at the meeting:				
<b>MATERIAL SUBSTANCE</b>											
The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):											
The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):											
<b>AUTHORIZATION</b>											
ANC			Recorded vote on the motion to adopt the report (I.e. 4-1-1):								
Name of the person authorized by the ANC to present the report:											
Name of the Chairperson or Vice-Chairperson authorized to sign the report:											
Signature of Chairperson/ Vice-Chairperson:								Date:			
<b>ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.</b>											



# DRAFTING AN ANC REPORT

The great weight requirement extends only to issues and concerns that are "**legally relevant**".



# WEIGHING IN AT SETDOWN

Setdown is the process by which the ZC determines whether a case is ready for public hearing

- Prior to ZR16, only Office of Planning could weigh in on this determination
- Under ZR16, ANC's may submit a Setdown Form (Form 130) to provide their input on this decision

If the ANC decides to weigh in, the ANC Setdown Form must be filed to the record no later than 30 days after the date the application/petition is referred



# WEIGHING IN AT SETDOWN

At this stage, the ANC should not discuss the merits of the case

The ZC determination is only whether the case is generally ready for a public hearing to be scheduled

In the case of a map amendment, the ANC could also weigh in on whether it should be a rulemaking or a contested case





# WEIGHING IN AT SETDOWN

## Appropriate Issue for Setdown?



The Petition is ready for hearing but should be set down as a contested case because...



The benefits and amenities proposed by the Applicant in this PUD are insufficient for the following reasons...



The plans included in the Application are unclear and additional information is needed...

[illegible]

# PROPOSING CONDITIONS

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## BZA APPLICATIONS

The ANC may propose conditions for the Board to adopt as part of its Order

**NOTE:** If the ANC makes clear that its support is *contingent* upon the adoption of certain conditions and the Board does not adopt those conditions, the ANC will be considered opposed to the application

Any conditions should be:

- Related to zoning issues (within the BZA's jurisdiction)
- Related to the zoning relief requested (intended to mitigate a potential adverse impact)
- Clear and specific enough to be enforceable by the Zoning Administrator



# PROPOSING CONDITIONS

## BZA APPLICATIONS

Application: Special exception relief from the **parking and loading requirements** to construct a **new 8-unit apartment building** in the RA-2 Zone.

### Which conditions are most likely to be adopted?

- ☒ The Applicant shall not apply for an after-hours construction permit.
- ☒ The Applicant shall provide a SmarTrip card and Capital Bikeshare free ride coupon to each new resident.
- ☒ The Applicant shall work with the ANC to resolve any issues with on-street truck parking.
- ☒ The Applicant shall designate a Loading Coordinator for the building, who shall be responsible for scheduling all resident move-ins and move-outs.

**Note:** Applicants and ANCs can agree to conditions separately from the BZA process





# PROPOSING CONDITIONS

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## ZC Planned Unit Developments – Benefits & Amenities

- Conditions in a PUD Order are not limited to mitigation. PUDs include conditions that finalize the negotiations between the Applicant and the ANC as to the **public benefits and amenities** proffered
- Public Benefit Categories can be found in Subtitle X § 305 and include categories like:

Affordable housing

Employment and training opportunities

Mass transit improvements

Superior urban design and architecture

Environmental and sustainable benefits

# PROPOSING CONDITIONS

## ZC Planned Unit Developments – Benefits & Amenities

Subtitle X § 305.3: All public benefits shall meet the following criteria:

- Tangible and quantifiable items;
- Able to be completed or arranged prior to issuance of a certificate of occupancy;
- May primarily benefit a particular neighborhood or area of the city
- Monetary contributions only permitted if:
  - Made to a District of Columbia government program OR
  - No certificate of occupancy may be issued unless the applicant provides proof to the Zoning Administrator that the items or services funded have been or are being provided.

Subtitle X § 305.4: A majority of public benefits of the proposed PUD should relate to the geographic area of the Advisory Neighborhood Commission in which the application is proposed.



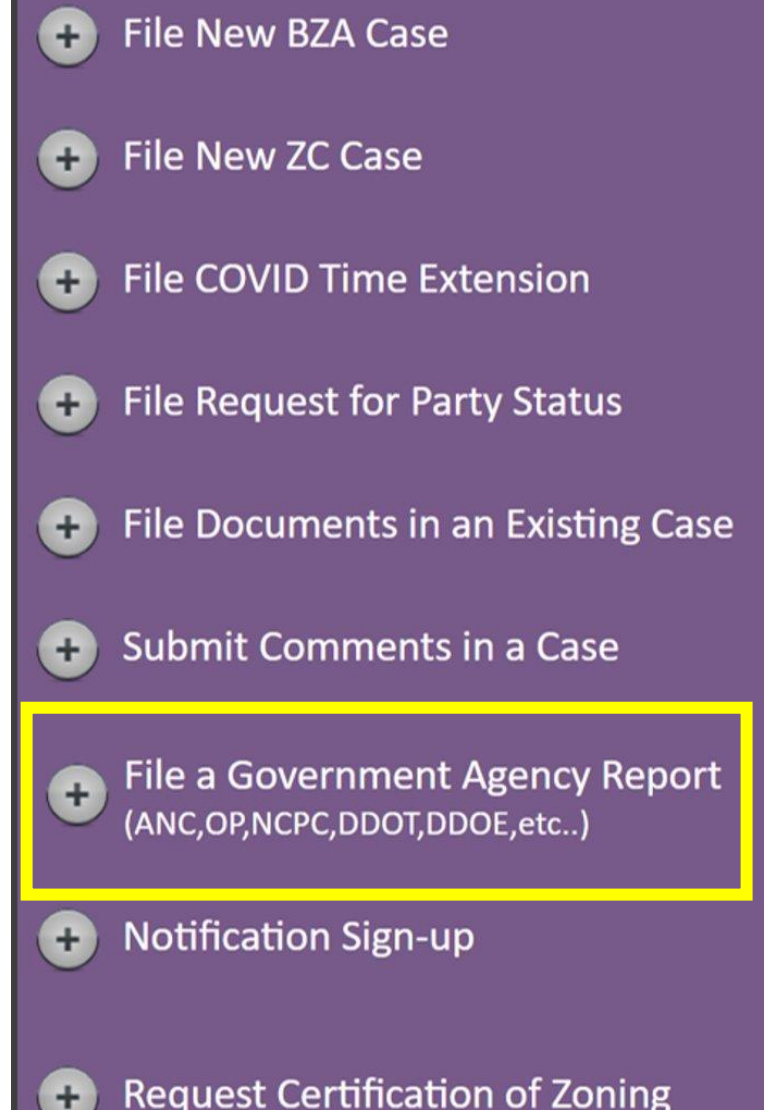
# FILING AN ANC REPORT

Create an account in IZIS to upload pdfs instantly to the case record

Backup submission email accounts:

- [BZAsubmissions@dc.gov](mailto:BZAsubmissions@dc.gov) – *for BZA cases only!*
- [ZCsubmissions@dc.gov](mailto:ZCsubmissions@dc.gov) – *for ZC cases only!*

**NOTE:** Electronic submissions must be filed via IZIS or via the backup email accounts listed above; sending an email to DCOZ staff is not enough to ensure filing!







# FILING AN ANC REPORT

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ANC Reports should be filed before the case is decided

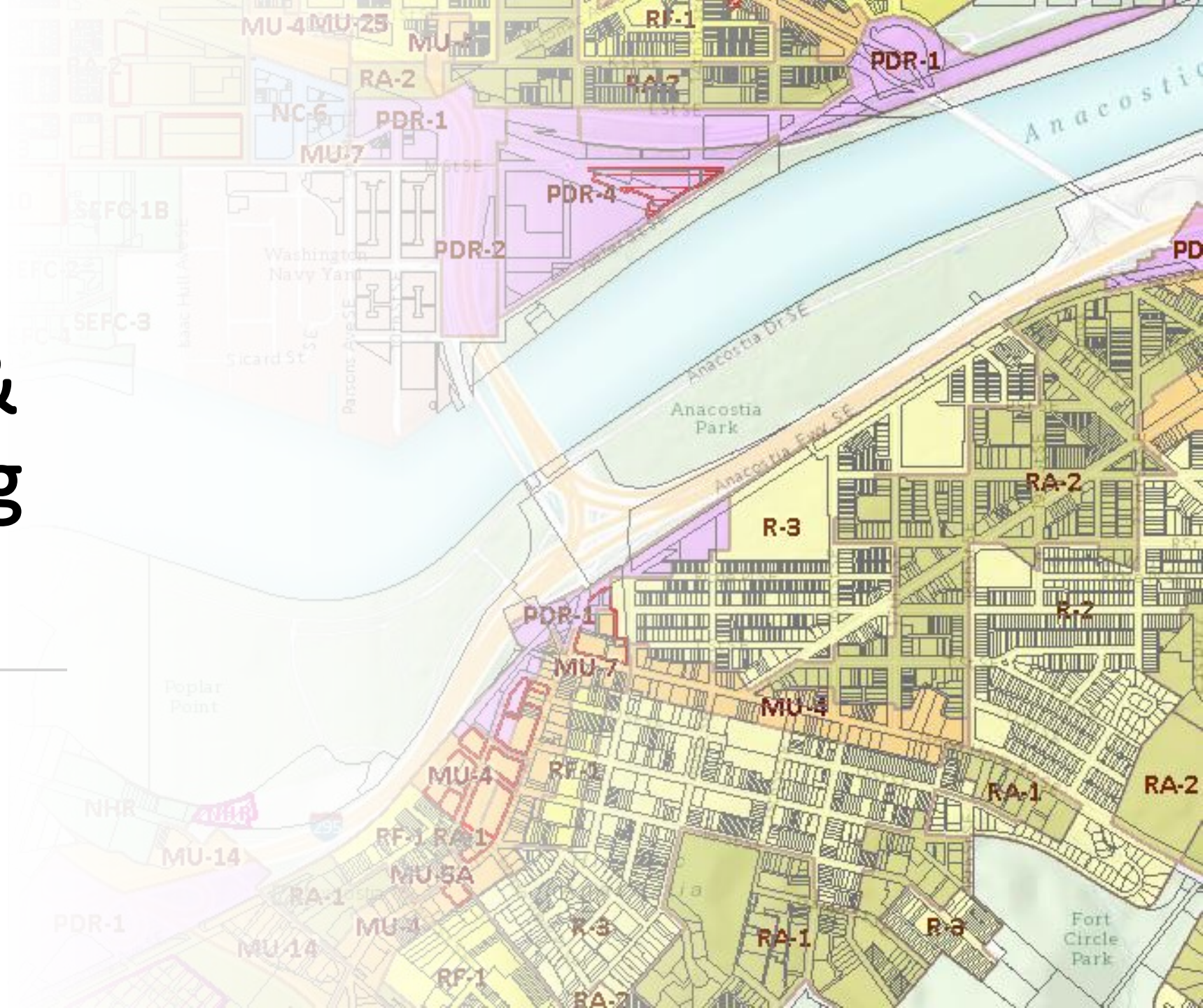
If the ANC wishes to participate as a party in the hearing, ANC Reports are due at least 7 days before the hearing (can be waived)

Let the BZA or ZC know if the ANC is not submitting a report or official recommendation

- + File New BZA Case
- + File New ZC Case
- + File COVID Time Extension
- + File Request for Party Status
- + File Documents in an Existing Case
- + Submit Comments in a Case
- + File a Government Agency Report (ANC,OP,NCPC,DDOT,DDOE,etc..)
- + Notification Sign-up
- + Request Certification of Zoning

# Filing Cases BZA Appeals & ZC Rulemaking Petitions

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# FILING PETITIONS TO THE ZC

An ANC may file a petition for a text or map amendment to the ZC

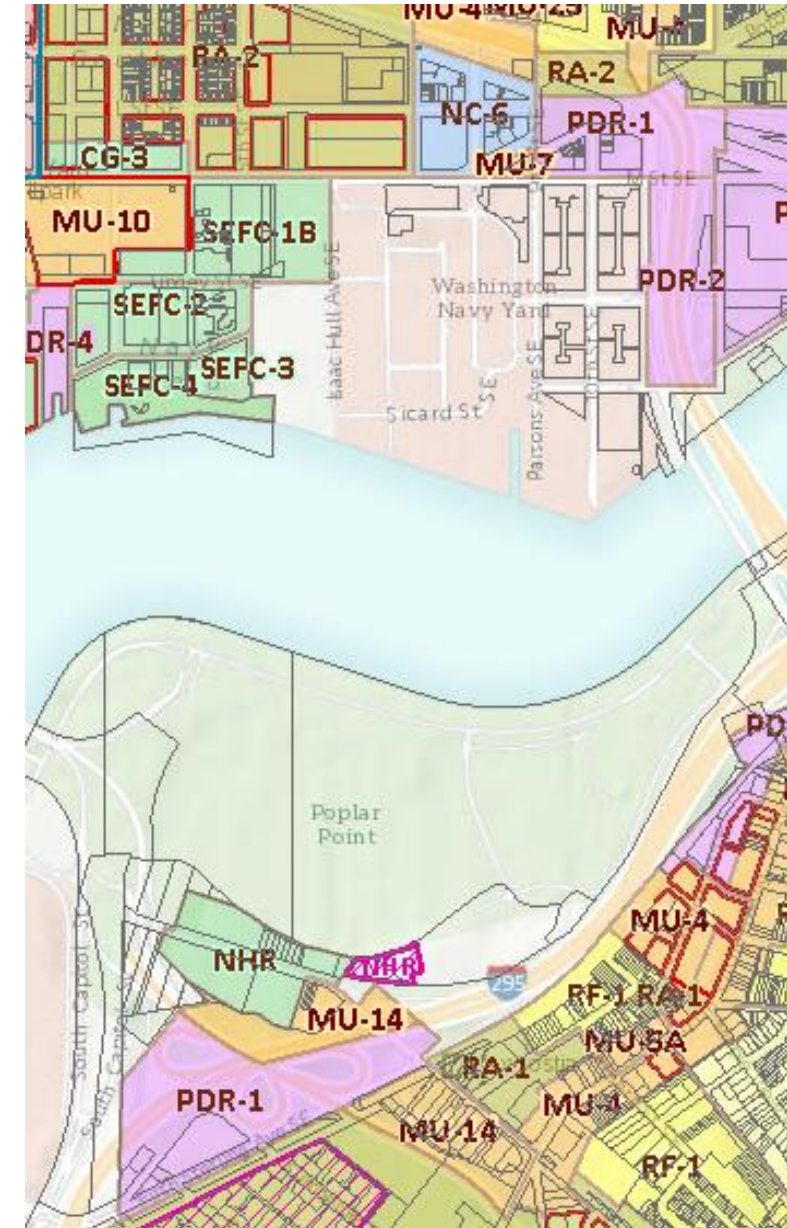
- Petitions must be filed through IZIS: <https://app.dcoz.dc.gov/Login.aspx>

## Filing Requirements

- See Subtitle Z § 304 for **map** amendments
- See Subtitle Z § 305 for **text** amendments

## Process

- Once submitted and accepted as complete, the ZC will consider the petition when **OP files a setdown report**
- If set down, the ZC can hold a **public hearing**, then publish a **Notice of Proposed Rulemaking**
- After reviewing any comments received, ZC can take **final action**



## FILING APPEALS TO THE BZA

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An ANC can challenge a decision made by an administrative officer or body in the administration or enforcement of the Zoning Regulations

***Did the Zoning Administrator (or other zoning official) err in interpreting or applying the Zoning Regulations?***



# FILING APPEALS TO THE BZA

## Filing Requirements

See Subtitle Y § 302.12 for the required information

- What decision is being appealed?
- Is the appeal timely? (60-day deadline)
- What are the zoning issues on appeal?

Must be filed through IZIS: <https://app.dcoz.dc.gov/Login.aspx>

Timeliness: The appeal must be filed within **60 days** from the date the person filing the appeal:

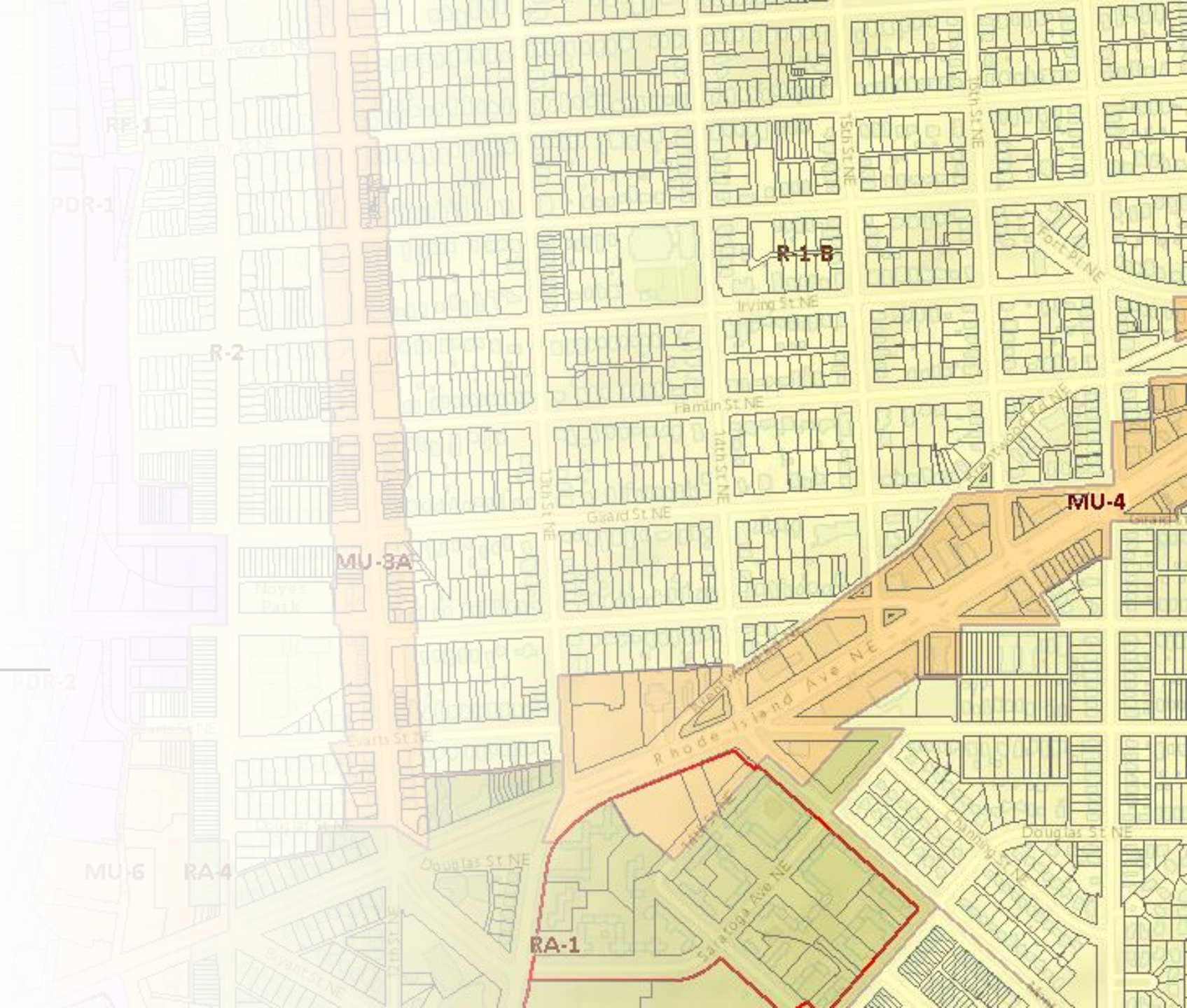
- Had notice or knowledge of the decision at issue, **OR**
- Reasonably should have had notice or knowledge of the decision, whichever is earlier (Subtitle Y § 302.2)
- The 60-day deadline can be waived by the Board if:
  - Exceptional circumstances
  - Waiver will not prejudice the parties to the appeal





# Filing Motions

Requesting  
Postponement,  
Reconsideration, or  
Rehearing



# FILING MOTIONS

- A motion is a request by a party for the BZA/ZC to take an action.
- Unless made during a hearing, all motions shall be in writing and signed by ANC Chair or Vice Chair.
- At the time of filing any motion, a party must serve all other parties.
- Parties opposing a motion shall have 7 days to file and serve a response.

BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

FORM 150 - MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE SEEING A PARTY PLEASE FILE A  
FORM 151 - REQUEST TO ACCEPT AN UNHEARD MOTION OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All  
information must be completely filled out.

CASE NO.:

Motion of: ☐ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☐ Other

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Points and Authorities:

On a separate sheet of 8 1/2" x 12" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the documents that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

Consent:

Did respondent obtain consent for the motion from all affected parties?

☐ Yes, consent was obtained by all parties ☐ Consent was obtained by some, but not all parties  
☐ No attempt was made ☐ Despite diligent efforts, consent could not be obtained

Further Explanation:

CERTIFICATE OF SERVICE

I hereby certify that on this  day of  I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

In the above referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☐ E-mail ☐ Other

Signature:

Print Name:

Address:

Phone No.:  E-Mail:



# FILING MOTIONS

## Motion to Postpone a Public Hearing

- Make the motion in writing – include request and reasons and signed by Chair or Vice Chair
- Submit the motion to the case record
  - Upload through IZIS; or
  - Email to [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov) or [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)
- Send the motion to all other parties
- Parties are allowed 7 days to respond, unless the Chair decides otherwise
- If more than 7 days before the hearing, the Chair may decide the motion or defer to the full Board or Commission

BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

**FORM 150 - MOTION FORM**

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A  
FORM 151 - REQUEST TO ACCEPT AN UNFINISHED FILE OR TO ACCEPT THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All  
information must be completely filled out.

**CASE NO.:** \_\_\_\_\_

**Motion of:** ☐ Applicant ☐ Petitioner ☐ Opponent ☐ Party ☐ Intervenor ☐ Other \_\_\_\_\_

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Points and Authorities:**

On a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Consent:**

Did respondent obtain consent for the motion from all affected parties?

☐ Yes, consent was obtained by all parties ☐ Consent was obtained by some, but not all parties

☐ No, consent was not obtained ☐ Despite diligent efforts consent could not be obtained

Further Explanation:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CERTIFICATE OF SERVICE**

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, I served a copy of the foregoing Motion to each Applicant, Petitioner, Opponent, Party, and/or Intervenor, and the Office of Planning.

In the above referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☐ e-Mail ☐ Other \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone No.:** \_\_\_\_\_ ☐ e-Mail \_\_\_\_\_





## FILING MOTIONS

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### **Request for Reconsideration and/or Rehearing**

(Subtitle Y § 700 and Subtitle Z § 700)

- A Motion for Reconsideration/Rehearing of a final order in a contested case may be filed by a party within 10 days of the order's issuance in BZA cases or within 10 days of publication in the *DC Register* for ZC Cases.
- The motion must be served on all other parties.

### **Motion for Reconsideration**

- How is the final order erroneous?  
What are the errors in fact or law?

### **Motion for Rehearing**

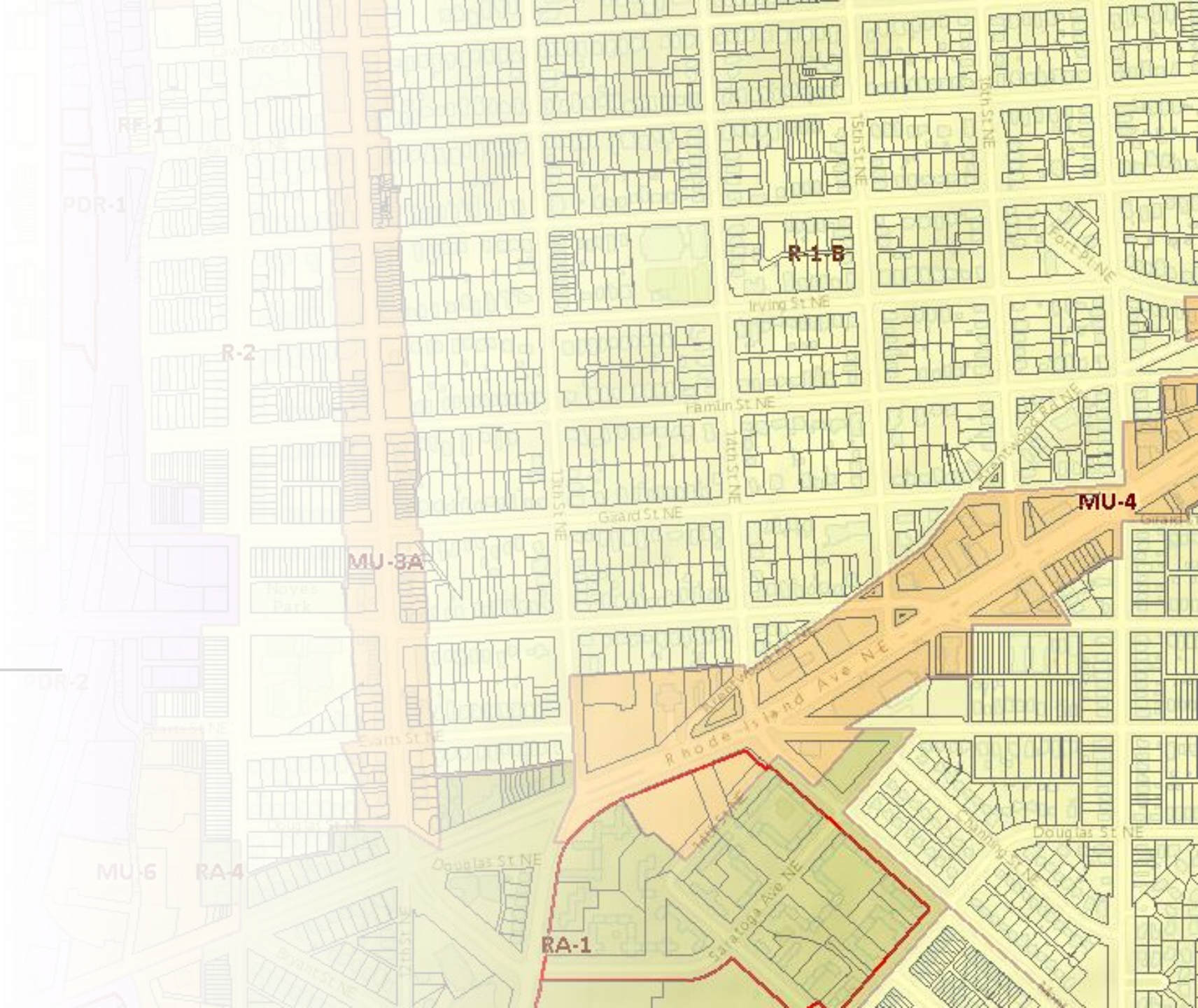
- What is the newly discovered evidence?
- No request for rehearing shall be considered unless new evidence is submitted that could not reasonably have been presented at the original hearing





# Responding to Modifications & Time Extensions

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# MODIFICATIONS

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After a final order is issued, an Applicant may request:

- Minor Modification (without Hearing)
- Modification of Consequence (without Hearing)
- Modification of Significance (with Hearing)

*Subtitle Y § 703-704 and Subtitle Z § 703-704*

**Modifications** do not allow the BZA/ZC to revisit the entire case, only to consider what is being added or modified.

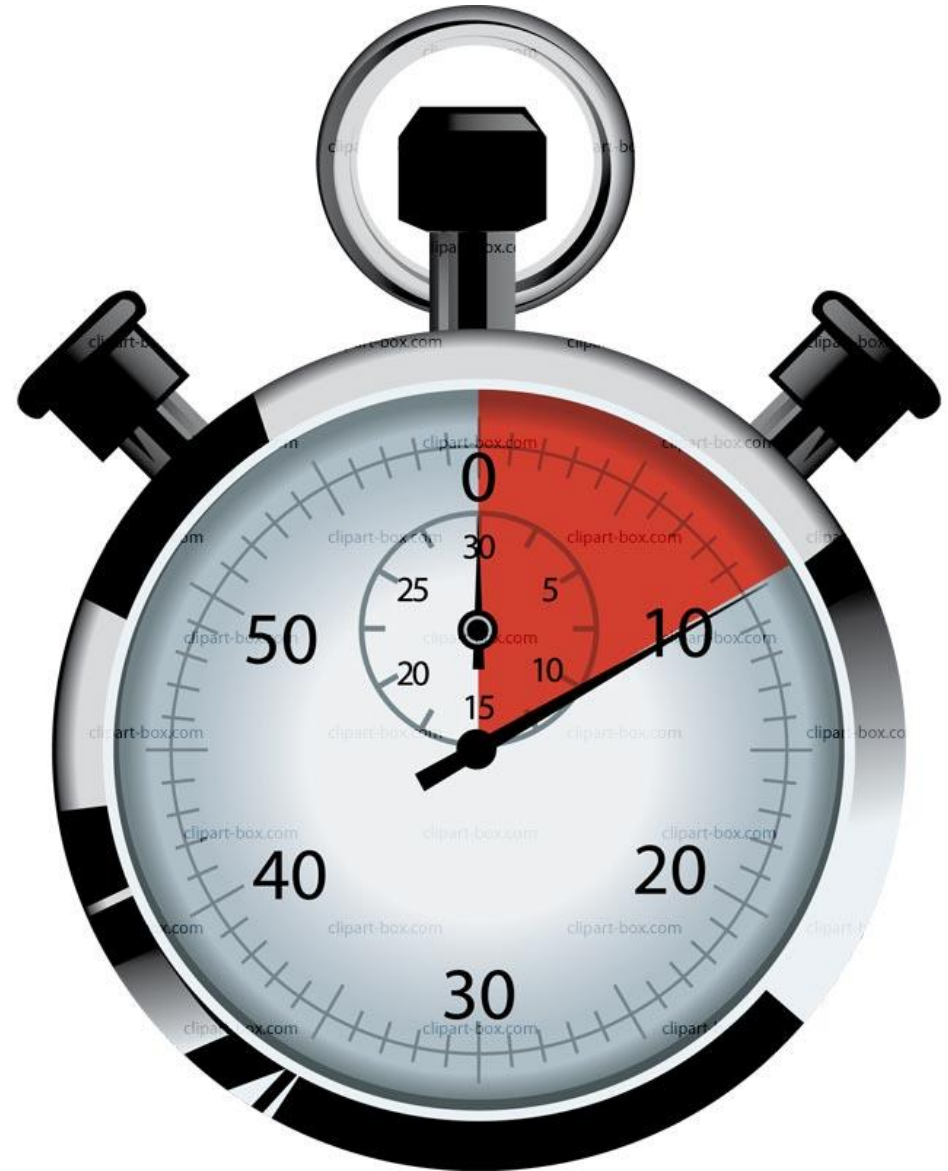


# TIME EXTENSIONS

After a final order is issued, an Applicant may request:

- An extension of the order's validity
- *Subtitle Y § 705 and Subtitle Z § 705*

**Time Extensions** do not allow the BZA/ZC to revisit the decision in a case, only to decide whether there is good cause to extend the validity of the order.



## ANC RESPONSES

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Affected ANCs will be served with any request for modification or time extension.

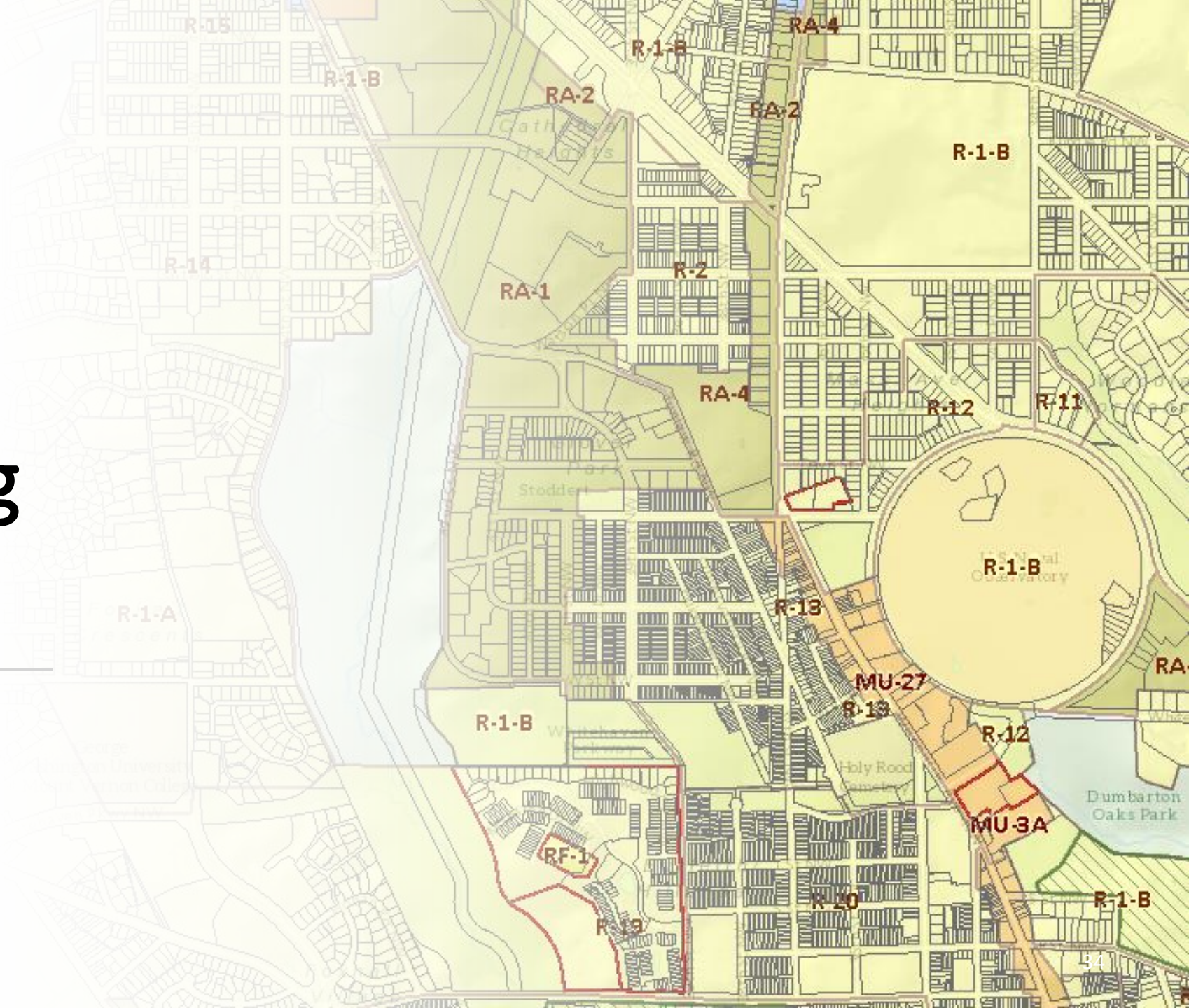
- The ANC can provide input on the request in the form of an ANC Report filed to the record
  - Make sure the issues & concerns are relevant to the request
- For modifications that require a public hearing, the affected ANC may participate as a party, as with any contested case





# Virtual Hearing Reminders

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# Virtual Hearings

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## HOW TO WATCH OR LISTEN

Watch live via Webex, YouTube; listen via phone

Recording available next day on DCOZ Website and on YouTube

## HOW TO SIGN UP TO PARTICIPATE

Fill out form on DCOZ website

- <https://dcoz.dc.gov/service/sign-testify>

Or, sign up with DCOZ staff

- ZC: 202-727-0340
- BZA: 202-727-5471



Webex Meetings





# Virtual Hearings

## Virtual Hearing Procedures

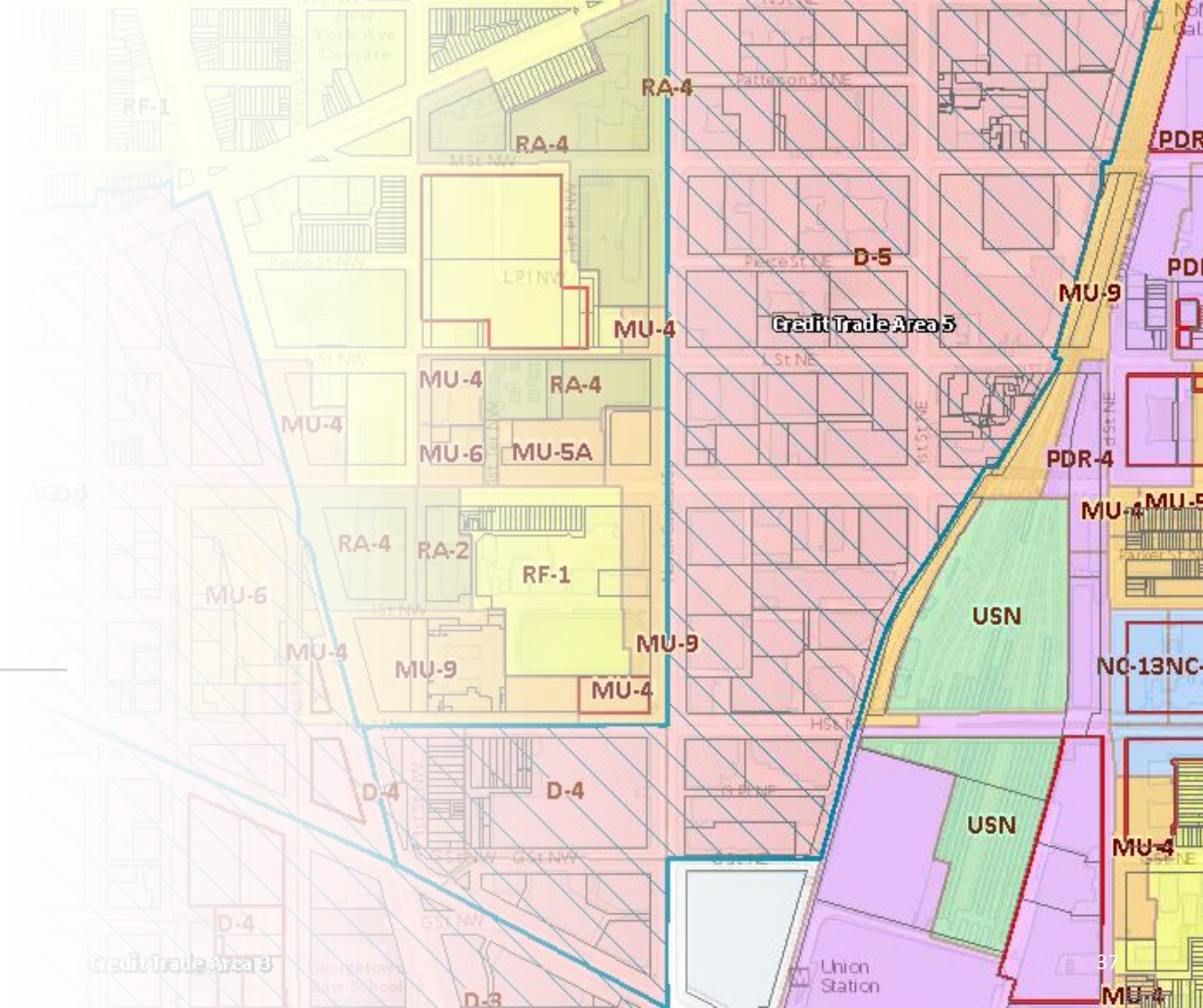
*Subtitle Y § 103.13 and Subtitle Z § 103.13*

- Sign up in advance to testify
- No “live video” during testimony
- Request to reopen record if technical difficulties
- All submissions except for official ANC Reports must be submitted at least 24 hours prior to Hearing





# Important OZ Links



# Interactive Zoning Information System (IZIS)

Searching Case Records:

<https://app.dcoz.dc.gov/CaseReport/CaseSearch.aspx>

Filing a Case / Uploading Documents:

<https://app.dcoz.dc.gov/Login.aspx>

## Review Case Records

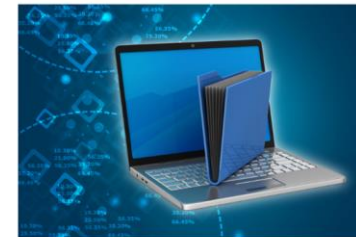


Use the case search page to access case information,

A Username and Password are not required to use this

[Go to Case Records >](#)

## File, Manage, and Submit Cases



Login to IZIS to file and manage, or to submit documents or cc

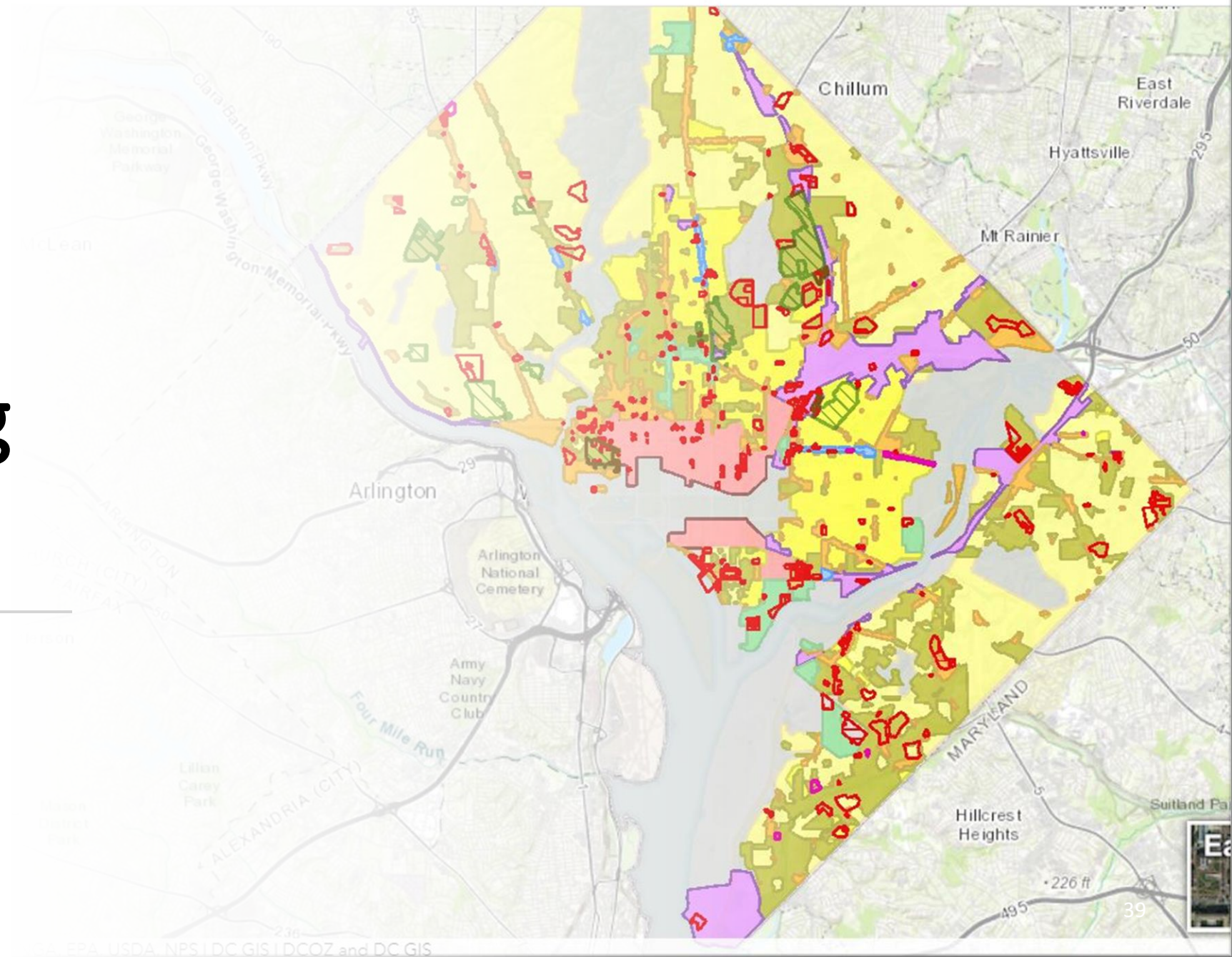
A Username and Password are required to use this system.

[Go to File & Manage Cases >](#)



# Official Zoning Map

<https://maps.dcoz.dc.gov/zr16>




# DCOZ Website

Office of Zoning Website:

<http://dcoz.dc.gov/>


Virtual Hearing Links and Information:

<http://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings>




[Watch the ZC and BZA Virtual Hearings and Meetings Live](#)

Members of the public are invited to virtually join Zoning Commission and Board of Zoning Adjustment Public Meetings and Hearings. [Click here to learn more.](#)



[ZC Racial Equity Analysis Tool](#)

The Zoning Commission (ZC) has released its initial racial equity analysis tool. [Click here for more information.](#)



[Virtual Public Hearing Information](#)

[Click here for information on how to view and engage with public hearings.](#)

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## Featured Services



### [Live Virtual ZC/BZA Hearings/Meetings](#)

Interested in watching a virtual public hearing or meeting? Visit the ZC and BZA virtual hearings...



### [ZC/BZA Calendar](#)

View the Zoning Commission and Board of Zoning Adjustment Hearing and Meeting Calendar.



### [View the Zoning Regulations](#)

View the Zoning Regulations of 2016 or 1958.



### [Interactive Zoning Information System](#)

Review Case Records/File, Manage, and Submit in Cases.



### [Zoning Maps of the District of Columbia](#)

Click here to view the DC Zoning Map and look up Zone District information for any property.



### [Sign Up to Testify](#)

Sign up to testify in a public hearing.

[More Services >](#)



# QUESTIONS?

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