

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



October 15, 2026

To the Parties in Application No. 20280-A:

This letter is being sent to you on behalf of the Board of Zoning Adjustment (“Board” or “BZA”) because you are parties in this case. This application was submitted on May 13, 2024 by Nathaniel Lewis for a modification with a hearing to modify the order issued in Application No. 20280 (July 15, 2022) and to add an area variance, pursuant to Subtitle X § 1002, from Subtitle C § 303.4 to allow the creation of a new lot for use by an apartment house with a street frontage of less than 30 feet in the RF-1 zone at 622 I Street, N.E. (Square 857, Lots 32 and 113).

Following a public hearing, the Board voted on December 18, 2024 to deny the application. Because a majority of the current Board members did not personally hear the evidence in this case, this Proposed Order is being provided to the parties to afford you an opportunity to present written exceptions and argument, pursuant to D.C. Official Code § 2-509(d).

Written exceptions must be filed with the Office of Zoning, and served upon the other parties, no later than 5:00 p.m. on October 29, 2026. Filings can be submitted by email to bzasubmissions@dc.gov. No replies to the exceptions will be accepted.

Questions should be addressed to Keara Mehlert, Secretary to the Board of Zoning Adjustment, at (202) 727-6311, or keara.mehlert@dc.gov.

Regards,



SARA A. BARDIN
Director, Office of Zoning