

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



March 27, 2026

To the Parties in Application No. 20390:

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 October 9, 2020 by Potomac Venture Group, LLC for a use variance from Subtitle C § 204.1 to allow the expansion of an existing non-conforming apartment house (19 units) by adding one additional dwelling unit in the cellar of a building located in the R-1-B Zone at premises 11 Nicholson Street, NW (Square 3383, Lots 2, 23, 24).

Following a public hearing, the Board voted on April 28, 2021 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 April 10, 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