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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, March 11, 2026 @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA03-11-2026>

Via Telephone: 202-860-2110 Access code: 2312 082 0953

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning>

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

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

TO CONSIDER THE FOLLOWING APPLICATION THAT HAS BEEN ACCEPTED BY THE OFFICE OF ZONING AND SCHEDULED FOR PUBLIC HEARING:

Application No. 20492A of 2405 Alabama Ave., LLC

Address: 2405 Alabama Avenue S.E. (Parcel 0221/0066)

ANC: 8B

Relief: Modification with Hearing to:

- Board of Zoning Adjustment Order No. 20492 (pursuant to Subtitle Y § 704) Special Exception from:
 - The minimum vehicle parking requirements of Subtitle C § 701.5 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)
- Area Variance from:
 - The side yard requirements of Subtitle F § 208.1 (pursuant to Subtitle X § 1002)

Project: To modify Board of Zoning Adjustment Order No. 20492, to remove the vehicle parking spaces and to shift the building location for the originally approved new, detached, three-story, 16-unit residential building, plus cellar and penthouse, in the RA-1 Zone.

This public hearing will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5.

PLEASE NOTE:

The hearing date shown above may be RESCHEDULED prior to this date, in which case the new hearing date will be posted on the online calendar for the Board of Zoning Adjustment (“**Board**” or “**BZA**”), on the website of the Office of Zoning (“**OZ**”) at <https://dcoz.dc.gov/BZACalendar>, as well as on the case record webpage available on the Interactive Zoning Information System (“**IZIS**”) on the OZ website <https://dcoz.dc.gov/CaseRecord> (additional instructions below). **Please check these webpages to confirm the final hearing date and time** as there will be no

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Board of Zoning Adjustment
District of Columbia
CASE NO. 20492A
EXHIBIT NO. 18

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