

RECEIVED 03/13/25 AM 10:10  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**NOTICE OF VIRTUAL PUBLIC HEARING\***

**TIME AND PLACE: Wednesday, April 2, 2025, @ 9:30 a.m.**

**Via WebEx:** <https://dcoz.dc.gov/BZA04-02-2025>

**Via Telephone: 202-860-2110 Access code: 2301 918 2206**

**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. 21194 of Karen Marsh**

**Address:** 1837 Vernon Street N.W. (Square 2555, Lot 36)

**ANC:** 1C

**Relief:** Special Exception from:

- The rear yard requirements of Subtitle F § 207.1 (pursuant to Subtitle F § 5201 and Subtitle X § 901.2) ; and

Area Variances from:

- The floor area ratio requirements of Subtitle F § 201.1 (pursuant to Subtitle X § 1002)
- The lot occupancy requirements of Subtitle F § 210.1 (pursuant to Subtitle X § 1002)

**Project:** To construct a rear staircase enclosure and create a second dwelling unit, to convert an existing, attached, four-story principal dwelling unit, into a residential flat in the RA-2 Zone.

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

\*This application was initially scheduled for consideration at the Board of Zoning Adjustment Public Hearing of November 13, 2024. As a result of the applicant's Motion for Postponement and significant changes to the relief requested, notice is hereby given.

**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>.

---

441 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21194  
EXHIBIT NO.38

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE PERMIT NO. 1000 WASHINGTON, DC



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 FEB 20 2025

GORDON, SARAH  
12520 PROSPERITY DR  
SILVER SPRING MD 20904-1664

NIXIE 171 DE 1 0002/28/25

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

1 00000000000000000000

2004916810  
2000172714

001 20001271441 \*0204-00721-20-42

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**

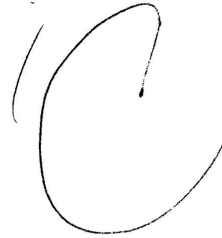
**OFFICE OF ZONING**

**441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S**

**WASHINGTON, D.C. 20001**

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

MCILROY, ANDREW  
803 EUCLID ST NW  
WASHINGTON DC 20001-2227



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



USPS <sup>TM</sup> <sup>®</sup> AGE <sup>TM</sup> PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 FEB 20 2025

1825 VERNON STREET LLC

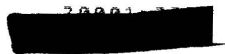


RTS

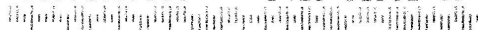
NIXIE 171 DC 1 0003/03/25

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN



BC: 20001227599 \*2419-01591-03-40



OFFICIAL BUSINESS  
PENALTY FOR MISUSE

NSN

**FIRST-CLASS**



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 FEB 20 2025

JARCEV, JESSICA L  
1822 VERMONT AVE NW # 303  
WASHINGTON DC 20001-5006

Year	1990	1991	1992	1993	1994	1995
FA	10	10	10	10	10	10
FA	10	10	10	10	10	10
FA	10	10	10	10	10	10

1000 1000 1000 1000 1000 1000 1000 1000 1000 1000

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC

EC: 20001271441

\* 0231-93532-20-42

20001227 14:20:13

[illegible]

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

2100 5281850002

**AK**  
DEANELLE KATHERINE  
1800 CALIFORNIA ST NW  
WASHINGTON DC 20001 4825

000603164 FEB 1990  
\$ 69.000  
ZIP 20001  
DC 20001



US POSTAGE

FIRST-CLASS

ANK  
20001>2714

NEXIE 171 CC 1 3203/01/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

001 20001271441 \*0010 04320 01 11



## PENALTY FOR MISUSE

FIRST-CLASS



SECRET

ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 FEB 20 2025

HALLER, MATTHEW A

Forward To: 162

W.A.

2000

171 55 1

6603 / A7 / 75

RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

9400922419066190

252

EC: 20001271443

\* 92-11-83477-28-42

2009012714

[illegible]

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

RODRIGO-LOPEZ, MARIA F  
1811 VERNON ST NW  
WASHINGTON DC 20009-1253

1: 93708901027186

270

20060127 14

26 FEB 2025 PM 2

## FIRST CLASSES

US POSTAGE INFINITE BOVES

ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 FEB 20 2025

Return to Sender  
Doesn't Live Here



Age	Sex	Height	Weight	Body Mass Index
18	M	1.75	75	24.2
20	F	1.65	60	22.0
22	M	1.80	80	24.7
24	F	1.70	65	22.6
26	M	1.85	85	24.8
28	F	1.75	70	22.4
30	M	1.90	90	25.4
32	F	1.80	75	23.1
34	M	1.95	95	25.4
36	F	1.85	80	23.4
38	M	2.00	100	25.0
40	F	1.90	85	23.7
42	M	2.05	105	25.2
44	F	1.95	90	23.3
46	M	2.10	110	25.0
48	F	2.00	95	23.8
50	M	2.15	115	25.0
52	F	2.05	100	23.7
54	M	2.20	120	25.0
56	F	2.10	105	23.8
58	M	2.25	125	25.0
60	F	2.15	110	23.7
62	M	2.30	130	25.0
64	F	2.20	115	23.8
66	M	2.35	135	25.0
68	F	2.25	120	23.7
70	M	2.40	140	25.0
72	F	2.30	125	23.7
74	M	2.45	145	25.0
76	F	2.35	130	23.7
78	M	2.50	150	25.0
80	F	2.40	135	23.7
82	M	2.55	155	25.0
84	F	2.45	140	23.7
86	M	2.60	160	25.0
88	F	2.50	145	23.7
90	M	2.65	165	25.0
92	F	2.55	150	23.7
94	M	2.70	170	25.0
96	F	2.60	155	23.7
98	M	2.75	175	25.0
100	F	2.65	160	23.7

6695/97975

RETURN TO SENDER  
NO SOLH NUMBER  
UNABLE TO FORWARD

EC: 20001271441

\* 2419-92692-97-22

[illegible]



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S  
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

GREANEY, BETTY J  
257 SHADOW GLEN CT  
GAITHERSBURG MD 20878-7417

NIXIE 271 SC 2000 2200/00/20

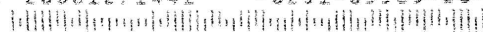
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

FWP

930000000000000000

SC: 20001271441 \*0231-03563-20-42

20878-7417 CO



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING

441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

CAPITAL DISTRICT

3 MAR 2025 PM 3

FIRST CLASS



US POSTAGE



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 FEB 20 2025

ATKINSON ROYCE  
1140 COLUMBIA S.W. # 18A  
WASHINGTON DC 20005-1822

No longer  
at this  
address

NEXIE 271 SE 1 2203/09/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

2000981822 CC BCI 20001271441 \*0231-03599-20-42  
200012714