

RECEIVED 11 06 24 PM 11 04

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**NOTICE OF VIRTUAL PUBLIC HEARING**

**TIME AND PLACE: Wednesday, January 22, 2025, @ 9:30 a.m.**

**Via WebEx:** <https://dcoz.dc.gov/BZA01-22-2025>

**Via Telephone:** 202-860-2110 **Access code:** [2319 608 8907]

**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. 21211 of 2853 28<sup>th</sup> Street SE, LLC**

**Address:** 2826 28<sup>th</sup> Street S.E. (Square 5729W, Lot 5)

**ANC:** 8B

**Relief:** Special Exception under:

- The new residential developments standards of Subtitle U § 421.1 (pursuant to Subtitle X § 901.2)

**Project:** To construct a third-story addition to an existing, attached, two-story, principal dwelling unit 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 other notice of these changes provided. One day before the hearing, the order of cases, agenda, and any other scheduling changes will be posted to the Board’s online calendar on OZ’s website.

Those who wish to testify at the public hearing **must** be present when their case is called. The order of cases may change at the Board’s discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast

---

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.21211

EXHIBIT NO.14

**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

CIVIL-CLASSES



W C PROPERTIES LLC  
1606 A ST SE # 1  
WASHINGTON DC 20003-1615

NIXIE 171 TH 1 9910/29/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

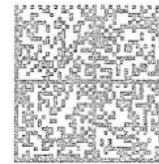
2000381615 5007  
2000127197

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

ONEAL, NONA H  
2515 ALABAMA AVE SE  
WASHINGTON DC 20020-3202

FIRST-CLASS



US POSTAGE <sup>TM</sup> PITNEY BOWES  
ZIP 20001 \$ 000.69<sup>0</sup>  
0008031164 OCT 25 2024



NIXIE

171 DE 1

0811/01/24

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

20020\$3219 CO55  
20001>2714

SC: 20001271441 \*0131-01121-25-44



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

SMITH, RONALD S  
2804 GAINESVILLE ST SE  
WASHINGTON DC 20020-2628

FIRST-CLASS



US POSTAGE TM PITNEY BOWES

ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 OCT 25 2024

*2A*

RTXIM 171 DE 1 0011/01/24

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

20020-2628 0001  
20001>2275

BC: 20001227599 \*0131-01696-25-44