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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**NOTICE OF RESCHEDULED\* VIRTUAL PUBLIC HEARING**

**TIME AND PLACE: Wednesday, June 11, 2025, @ 9:30 a.m.**

**Via WebEx:** <https://dcoz.dc.gov/BZA06-11-2025>

**Via Telephone: 202-860-2110 Access code: 2319 957 5121**

**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. 21291 of HDR Holdings, LLC**

**Address:** 3519 Connecticut Avenue N.W. (Square 2222, Lot 15)

**ANC:** 3C

**Relief:** Special Exception under:

- The eating and drinking establishment uses of Subtitle H § 6007.1(e)(2) (pursuant to Subtitle X § 901.2)

Area Variance from:

- The eating and drinking establishment uses of Subtitle H § 6007.1(e)(2)(d) (pursuant to Subtitle X § 1002)

**Project:** To permit a fast-food establishment use in an existing, attached, one-story commercial building in the NMU-4/CP Zone.

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

\*The application was initially scheduled to be heard before the Board of Zoning Adjustment at the BZA Public Hearing of May 14, 2025. On April 14, 2025, the application was amended to include additional Variance relief.

**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).

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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)

Board of Zoning Adjustment  
Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

CASE NO.21291  
EXHIBIT NO.27

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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02 7W  
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KIM, CLARA Y  
2736 ORDWAY ST NW # 6  
WASHINGTON DC 20008-5058  
Property ID: 2218 2024

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RETURN TO SENDER  
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0008030876 APR 29 2025

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WASHINGTON DC 20008-5055  
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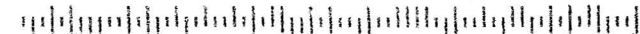
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ZIP 20001 \$ 000.69  
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NAPLES FL 34109-7143  
Property ID: 2222 2202

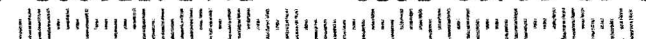
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OFTY BUILDING MANAGEMENT LLC  
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Property ID: 2222 2209

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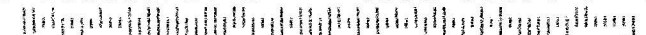
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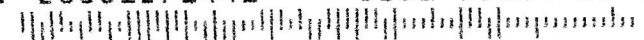
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WASHINGTON DC 20008-5057  
Property ID: 2218 2016

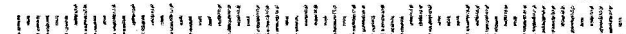
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2316 JEFFERSON DAVIS HWY LLC  
2755 ORDWAY ST NW  
WASHINGTON DC 20008-5076  
Property ID: 2222 2172

RA

NIXIE 171 DE 1 0005/08/25

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
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IA 8C: 20001271441 \*0231-00603-29-35  
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02 7W  
0008030876 APR 29 2021

JORGENSEN, JOAN M  
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WASHINGTON DC 20008-5057  
Property ID: 2218 2018

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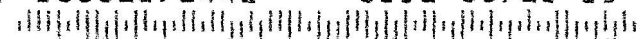
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ROTHBERG, LORETTA  
2726 ORDWAY ST NW # 5  
WASHINGTON DC 20008-5049  
Property ID: 2218 2042

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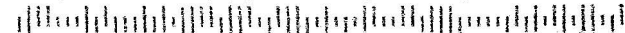
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WASHINGTON DC 20008-5076  
Property ID: 2222 2285

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VAC BC: 20001271441 \*0231-00623-29-35

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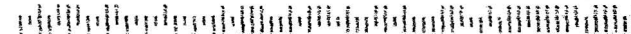
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AP 3501-3529 CONNECTICUT AVE, LP  
1616 CAMDEN RD # 210  
CHARLOTTE NC 28203-4925  
Property ID: 2222 0016

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3432 CONNECTICUT LLC  
5290 SHAWNEE RD STE 300  
ALEXANDRIA VA 22312-2377  
Property ID: 2069 0800

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22312237  
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HIGGINS, CARLA K  
2730 ORDWAY ST NW # 3  
WASHINGTON DC 20008-5053  
Property ID: 2218 2003

NIXIE 171 DE 1 0005/08/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC: 20001271441 \*0231-00693-29-35

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FREIS, FARRAH  
3446 CONNECTICUT AVE NW  
# QV UNIT  
WASHINGTON DC 20008-1309  
Property ID: 2069 2044

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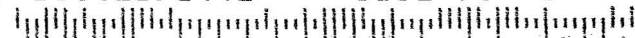
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CERNEI MARIANA  
3446 CONN AVE NW # 300  
WASHINGTON DC 20008-1300  
Property ID: 2069 2017

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02 7W  
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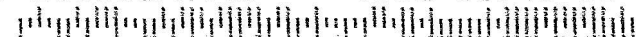
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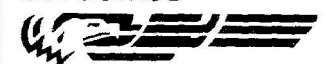
OFFICIAL BUSINESS  
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WASHINGTON DC 20008-1313  
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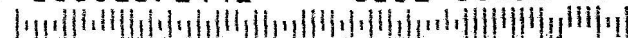
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KOKSAL, ASLI  
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WASHINGTON DC 20008-5055  
Property ID: 2218 2012

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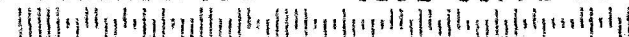
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RUSKIN, LESLIE S  
2755 ORDWAY ST NW  
WASHINGTON DC 20008-5076  
Property ID: 2222 2092

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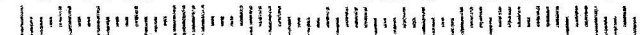
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PEZZLO, JOHN  
2755 ORDWAY ST NW  
WASHINGTON DC 20008-5076  
Property ID: 2222 2231

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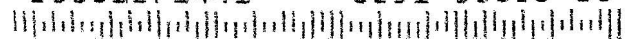
POWERS, CHRISTOPHER  
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WASHINGTON DC 20008-5055  
Property ID: 2218 2009

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JORGENSEN, JOAN M  
2732 ORDWAY ST NW # 6  
WASHINGTON DC 20008-5057  
Property ID: 2218 2038

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0008030876 APR 29 2025

LYONS, ROBERT  
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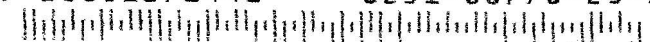
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NAHAVANDI, MARJAN  
2725 ORDWAY ST NW # 4  
WASHINGTON DC 20008-5048  
Property ID: 2218 2045

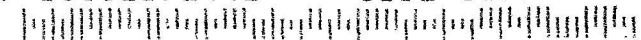
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RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

VAC BC: 20001271441 \*0231-00774-29-35

20001271441 400



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

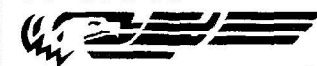
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE<sup>TM</sup> PITNEY BOWES



ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008030876 APR 29 2025

RACKE, ELIZABETH  
2755 ORDWAY ST NW APT 312  
WASHINGTON DC 20008-5028  
Property ID: 2222 2102

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