

RECEIVED 04/18/25 PM0321

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



**NOTICE OF 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. 21295 of Justin Ryan Gomez and Jesse Martinez, Jr.**

**Address:** 1151 Abbey Place, N.E. (Square 773, Lot 199)

**ANC:** 6C

**Relief:** Special Exception from:

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

Area Variance from:

- The lot occupancy requirements of Subtitle E § 210.1 (pursuant to Subtitle X § 1002)

**Project:** To construct a rear deck addition to an existing, attached, two-story with cellar, principal dwelling unit in the RF-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.

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

1136 ABBEY PLACE NE LLC  
634 FARRAGUT ST NW  
WASHINGTON DC 20011-4010

FIRST-CLASS



US POSTAGE TM PITNEY BOWES  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W 0008031164 APR 07 2025

ANK

NIXIE 171 DE 1 0004/14/25

RETURN TO  
UNABLE TO FORWARD  
UNABLE TO FORWARD

1. 9400922792104320

UNC  
2000134010  
2000134010  
2000134010

SC: 20001271441 \*0231-02278-07-41

POSTAGE  
PAID  
BY  
UNITED  
STATES  
POSTAL  
SERVICE

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 TM PITNEY BOWES  
  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 07 2025

WILLIE, SIAH  
1429 GIRARD ST NW  
WASHINGTON DC 20009-4661

NIKIE 171 DE 1 0004/12/25

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA SC: 20001271441 \*0231-02282-07-41  
20000322104C

POSTNET

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

UK

PD 236 PROPERTIES LLC  
1437 RHODE ISLAND AVE NW  
WASHINGTON DC 20005-5409

FIRST-CLASS



US POSTAGE TM PITNEY BOWES  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W 0008031164 APR 07 2025

NIXIE 171 DE 1 0804/14/25

RETURN TO  
NO SUCH TO  
NO NUMBER  
NO NUMBER  
NO NUMBER

NSN 80001271441 \* 0231-04408-07-41  
2000538454 00 80001271441

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 TM PITNEY BOWES  
ZIP 20001 \$ 000.69<sup>0</sup>  
02 7W  
0008031164 APR 07 2025

JADE L BRAWLEY TRUSTEE  
3353 BLAINE ST NE  
WASHINGTON DC 20019-1328

RECEIVED 171 RE 1 0004/15/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK 8C: 20081271441 \*0231-02280-07-41  
20081271441