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GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

**TIME AND PLACE:** Wednesday, June 18, 2025, @ 9:30 a.m.

**Via WebEx:** <https://dcoz.dc.gov/BZA06-18-2025>

**Via Telephone:** 202-860-2110 Access code: 2313 317 6036

**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. 21298 of Justin Riordan and Zach Bache**

**Address:** 1306 Girard Street N.E. (Square 3958, Lots 8 and 9)

**ANC:** 5B

**Relief:** Special Exception from:

- The side yard requirements of Subtitle D § 208.2 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)

Area Variances from:

- The lot dimension requirements of Subtitle D § 202.1 (pursuant to Subtitle X § 1002)
- The accessory building area requirements of Subtitle D § 5003.1 (pursuant to Subtitle X § 1002)

**Project:** To subdivide a lot, and to construct a detached, two-story with cellar, principal dwelling unit in the R-1B 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.

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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.21298

EXHIBIT NO.23

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

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