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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. 21299 of 3121 Warder Street, LLC

Address: 3121 Warder Street, N.W. (Square 3049, Lot 47)

ANC: 1E

Relief: Special Exception under:

- The new residential conversion requirements of Subtitle U § 320.2 (pursuant to Subtitle X § 901.2)

Project: To construct a third story with roof deck, and a three-story rear addition with basement, and convert to a three-unit apartment house, an existing, attached, two-story with basement, 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.

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

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Board of Zoning Adjustment

Web Site: www.dcoz.dc.gov

CASE NO.21299

EXHIBIT NO.19

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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