

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



BZA ORDER NO. 21299

As Director of the Office of Zoning, I hereby certify and attest that on June 24, 2025, pursuant to 11 DCMR Subtitle Y §§ 205.3, 604.5, and 604.6, a copy of the order entered on that date in this matter was mailed first class, delivered via inter-agency mail, or delivered by electronic mail to each party who appeared and participated in the public hearing concerning the matter, the Councilmember representing the ward within which the property is located, and any affected ANC, as defined by Subtitle Y § 101.8, and the Council Chair and At-Large Councilmembers, all of whom are listed below:

Adam Carballo, Architect
info@carballoarch.com

3121 Warder Street, LLC
antonin@pastrystar.com

Chair
Advisory Neighborhood Commission 1E
1E@anc.dc.gov

Single Member District Commissioner 1E04
1E04@anc.dc.gov

Brianne Nadeau, Councilmember
Ward 1
Council of the District of Columbia
bnadeau@dccouncil.gov

Esther McGraw, Esq.
General Counsel, DOB
esther.mcgraw2@dc.gov

Monique Bocock, Esq.
Acting Deputy General Counsel, DOB
monique.bocock@dc.gov

Department of Buildings
DOB.filing@dc.gov

Chair and At-Large Councilmembers
Council of the District of Columbia
pmendelson@dccouncil.gov
chenderson@dccouncil.gov
abonds@dccouncil.gov
rwhite@dccouncil.gov
kmcduffie@dccouncil.gov

ATTESTED BY:



SARA A. BARDIN
Director, Office of Zoning

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO.21299
EXHIBIT NO.28