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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, July 16, 2025, @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA07-16-2025>

Via Telephone: 202-860-2110 Access code: 2310 572 0522

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. 21312 of District Line Development, LLC

Address: 2200-2212 40th Place N.W. (Square 1317W, Lots 7, 8, 9, and 10)

ANC: 3B

Relief: Special Exception under:

- The new residential development requirements of Subtitle U § 421 (pursuant to Subtitle X § 901.2)

Special Exception from:

- The minimum vehicle parking requirements of Subtitle C § 701 (pursuant to Subtitle C § 703.2 and Subtitle X § 901.2)

Project: To construct third-story, rear, and side additions, and to construct an additional 13-units, to four, existing, detached, two-story with cellar, four-unit apartment houses in the RA-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.

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

Board of Zoning Adjustment
Web Site: www.dcoz.dc.gov

CASE NO.21312
EXHIBIT NO.17

OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
 PENALTY FOR MISUSE



US POSTAGE PAID **PITNEY BOWES**

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BAIDER, MOHAMED H
14523 SW MILLIKAN WAY STE 200
BEAVERTON OR 97005-2352

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RETURN TO SENDER
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UNABLE TO LOCATED

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OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



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BAIDER, MOHAMED H
14523 SW MILLIKAN WAY STE 200
BEAVERTON OR 97005-2252

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RETURN TO SENDER
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