

RECEIVED 05 21 25 PM 02 48

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment



NOTICE OF VIRTUAL PUBLIC MEETING

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

Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA06-18-2025>

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING:

Application No. 21315 of Chelsey Simonovich and Ben Brockschmidt – EXPEDITED REVIEW

Address: Address (Square 4507, Lot 118)

ANC: 5D

Relief: Special Exception from:

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

Project: To construct a rear porch addition, to an existing, semi-detached, two-story principal dwelling unit in the RF-4 Zone.

Notice is hereby given that the Board of Zoning Adjustment (**BZA**) has tentatively placed the above referenced application on its Expedited Review Calendar for a decision without a public hearing.

This public meeting will be conducted in accordance with the contested case provisions of Subtitle Y, Chapters 4 & 5, as well as the text adopted by the Zoning Commission on October 15, 2020, in Z.C. Case No. 20-11, as published in the Notice of Final Rulemaking published in the D.C. Register on October 30, 2020.

REMOVAL FROM EXPEDITED REVIEW CALENDAR:

The case may be removed from the Expedited Review Calendar and scheduled for a public hearing upon the approval by the presiding officer of a timely filed request for removal submitted by:

- An owner or occupant of any property located within 200 feet of the subject property;
- The affected ANC(s) or affected Single-Member District(s); or
- The Councilmember representing the area in which the subject property is located or representing an area located within 200 feet of the subject property.

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. 21315
EXHIBIT NO. 22

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

RETURN
TO SENDER



FIRST-CLASS



US POSTAGE[®] PITNEY BOWES



ZIP 20001 \$ 000.69⁰
02 7W
0008030876 APR 25 2025

Not at this
address

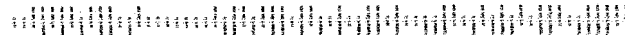
~~UNIT HOLDINGS LLC
3225 MCLEOD DR
LAS VEGAS NV 89121-2257~~

NIXIE 891 DC 1 0005/04/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 26661271441 *6131-66122-26-32



GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

WARNER FAMILY TRUST
1814 BENNING RD NE
WASHINGTON DC 20002-7220

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 20001 \$ 000.69⁰
02 7W
0008030876 APR 25 2025

1A

NIXIE 171 FE 1 0005/08/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

20001-2714 C

BC: 20001271441 *0131-00127-26-32



GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

SAMB, ALIOUNE B
1804 BENNING RD NE
WASHINGTON DC 20002-7256

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 APR 25 2025

LA

NIXIE 171 FE 1 0005/08/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

200023725 ANK
20001>2275

BC: 20001227599 *0131-00715-26-32
|||

2205/13/25
NIXIE 171 SC 1
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD
BC: 200012271441 *0319-03000-12-36

20001>2714
UTF

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008030876 APR 25 2025

ANK

PANERO, ARTHUR S
5217 ROYAL PADDOCK WAY
MERRITT IS FL 32953-7542

NIXIE 559 FE 1 0005/01/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

.. 9314120057617585

32953-7542
20001>2275

BC: 20001227599 *0131-00135-26-32
20001>2275