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



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, July 23, 2025, @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA07-23-2025>

Via Telephone: 202-860-2110 Access code: 2305 348 0832

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. 21325 of CJB Investments, LLC

Address: 3253 P Street N.W. (Square 1255, Lot 206)

ANC: 2E

Relief: Special Exception under:

- The accessory apartment use requirements of Subtitle U § 253.4 and U § 253.9 (pursuant to Subtitle X § 901.2)

Special Exception from:

- The accessory building requirements for a shed in a required rear or side yard of Subtitle D § 1105.5 (pursuant to Subtitle D § 5201 and Subtitle X § 901.2)

Project: To construct an accessory apartment, and a second story addition to an accessory structure, to an existing, semi-detached, two-story with cellar, principal dwelling unit in the R-3/GT 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.

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

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N, B.C. 200001
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FOR MISUSE

KOHN, MICHAEL D
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WASHINGTON DC 20007-2756

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