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# GOVERNMENT OF THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT



### NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, September 10, 2025, @ 9:30 a.m.

Via WebEx: https://dcoz.dc.gov/BZA09-10-2025

Via Telephone: 202-860-2110 Access code: 2318 359 6827 Via YouTube: <a href="https://www.youtube.com/c/DCOfficeofZoning">https://www.youtube.com/c/DCOfficeofZoning</a> Instructions: <a href="https://dcoz.dc.gov/release/virtual-public-hearings">https://dcoz.dc.gov/release/virtual-public-hearings</a> Witness Sign Up: <a href="https://dcoz.dc.gov/service/sign-testify">https://dcoz.dc.gov/service/sign-testify</a>

TO CONSIDER THE FOLLOWING APPLICATION THAT HAS BEEN ACCEPTED BY THE OFFICE OF ZONING AND SCHEDULED FOR PUBLIC HEARING:

## Application No. 21333 of Parasol Tree Holdings, LLC

Address:

409 East Capitol Street (Square 817, Lot 812)

ANC:

6B & 6C

Relief:

Special Exception from:

• The lot occupancy requirements of Subtitle E § 210.1(pursuant to Subtitle E § 5201 and Subtitle X § 901.2); and

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Use Variance relief from:

 The residential conversion requirements of Subtitle U § 301 (pursuant to Subtitle X § 1002)

Project:

To construct a third-story rear addition, and a second dwelling unit, and to convert the first floor to an office use, of an existing, attached, two-story, mixed-use

building in the RF-1/CAP 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 <a href="https://dcoz.dc.gov/BZACalendar">https://dcoz.dc.gov/BZACalendar</a>, as well as on the case record webpage available on the Interactive Zoning Information System ("IZIS") on the OZ website <a href="https://dcoz.dc.gov/CaseRecord">https://dcoz.dc.gov/CaseRecord</a> (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

WeBoard of Zoning Adjustment District of Columbia CASE NO.21333 EXHIBIT NO.18

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

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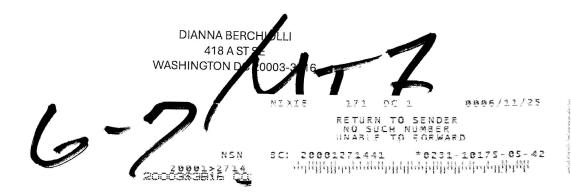
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GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF ZONING 441 4<sup>th</sup> STREET, N.W. SUITE 200-S/210-S WASHINGTON, D.C. 20001

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

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FIRST-CLASS





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