

RECEIVED 06/23/25 PM 04:05

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: <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. 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

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 <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
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
OFFICIAL BUSINESS
PENALTY FOR MISUSE

DAVID GARISON
8 4TH SE
WASHINGTON DC 20003-3804

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008031164 JUN 05 2025

NIXIE 171 DC 1 0006/11/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN
20001>2714
200033804 COA

BC: 20001271441 *0231-10173-05-42
|||||

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



ZIP 20001 \$ 000.69⁰
02 7W
0008031164 JUN 05 2025

DIANNA BERCHIELLI
418 A ST SE
WASHINGTON DC 20003-3116

NY 171 DC 1 8886/11/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NEE

[illegible]

* 0231-10175-05-42

2000122714
2000343815 00

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

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008031164 JUN 05 2025

RIANA TERNEY
9 5TH ST SE
WASHINGTON DC 20003-1119

NIXIE 171 DE 1 0006/12/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

IA
20001>2714
20003-1119 CO:

BC: 20001271441 *0231-09934-05-42



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

FIRST-CLASS



US POSTAGE[®] MA PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008031164 JUN 05 2025

AMERICAN HISTORICAL ASSOCIATION
400 A ST SE
WASHINGTON DC 20003-3807

NIXIE 171 FE 1 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF BC: 20001271441 *0319-01444-14-17
20001>2714

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

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES
ZIP 20001 \$ 000.69⁰
02 7W
0008031164 JUN 05 2025

CHARLES B SNYDER TRUSTEE
2098 PINEY GROVE CHURCH RD
LA GRANGE NC 28551-9163

NIKZE 270 DE 1 0000/11/10

RETURN TO SENDER
NO MAIL RECEIPT
UNABLE TO FORWARD

NMR BC: 20001271441 #0231-00018-05-02

2098 PINEY GROVE CHURCH RD.

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

FIRST-CLASS



US POSTAGE[®] [®]PITNEY BOWES

ZIP 20001 \$ 000.69⁰
02 7W
0008031164 JUN 05 2025

STEPHEN GOLDENBERG
408 A ST SE
WASHINGTON DC 20003-3807

NIXIE 171 FE 1 0006/14/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF
20001>2714

BC: 20001271441 *0319-01445-14-17

