

RECEIVED 10 30 25 PM 03:29

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

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

**Via WebEx:** <https://dcoz.dc.gov/BZA12-10-2025>

**Via Telephone: 202-860-2110 Access code: 2301 914 6776**

**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. 21388 of Theresa Sullivan**

**Address:** 617 Massachusetts Avenue N.E. (Square 866, Lot 810)

**ANC:** 6C

**Relief:** Special Exception under:

- The rear addition requirements of Subtitle E § 207.5 (pursuant to Subtitle X § 901.2)

Special Exception from:

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

**Project:** To construct a two-story with basement rear addition, to an existing, semi-detached, two-story with basement, principal dwelling unit in the RF-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 4<sup>th</sup> Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21388  
EXHIBIT NO. 16

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  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

BRANAND, ROBERT B  
520 CONSTITUTION AVE NE  
WASHINGTON DC 20002-5957

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES  
ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 OCT 15 2025

*RA*

171 PE 1 0010/23/25

RETURN TO SENDER  
DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

200025957 0008  
100012714

UTF

1271441 \*0231-00989-15-44  
|||

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  
OFFICIAL BUSINESS  
PENALTY FOR MISUSE

DISTRICT OF COLUMBIA

2000 14TH ST NW 8TH FLOOR  
WASHINGTON DC 20009-4487

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWE  
ZIP 20001 \$ 000.74  
02 7W  
0008030876 OCT 15 202

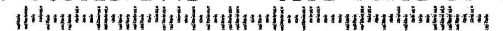
NIXIE 171 FE 1 0010/23/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

UTF

BC: 20001271441 \*0231-00991-15-44

200012714  
200094487



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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

COURTOVICH, JAMES

1775 I ST NW STE 1150  
WASHINGTON DC 20006-2435

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 OCT 15 2025

*Handwritten signature in a circle.*

NIXLE

1/1 DE 1

0010/23/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

~~20006-2435 DC~~  
~~20001-2714~~

BC: 20001271441 \*0231-01016-15-44



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

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 20001 \$ 000.74<sup>0</sup>  
02 7W  
0008030876 OCT 15 2025

WOLFSON, LEONARD

631 MASS AVE NE

WASHINGTON DC 20002-6005

*ANK*

NIXIE 171 FE 1 0010/23/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
~~20050902 14~~

BC: 20001271441 \*0231-00972-15-44

