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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. 21390 of Christina Ferreri

Address: 3125 Warder Street N.W. (Square 3049, Lot 35)

ANC: 1E

Relief: Special Exception under:

- The roof top or upper floor element requirements of Subtitle E § 204.4 (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 front addition, a third story, and a three-story with basement rear addition, and convert to a flat, an existing, attached, 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 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. 21390

EXHIBIT NO. 23

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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SMITH, EVAN

3123 WARDER ST NW #1
WASHINGTON DC 20010-2918

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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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WASHINGTON DC 20009-4295

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SMITH MATTHEW

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