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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. 21391 of Smita Rawoot**

**Address:** 1231 F Street N.E. (Square 1007, Lot 113)

**ANC:** 6A

**Relief:** Special Exception under:

- The accessory apartment use requirements of Subtitle U § 301.1(e) (pursuant to Subtitle X § 901.2)

Special Exception from:

- The maximum building area requirements of Subtitle E § 5003.1 (pursuant to Subtitle E § 5201 and Subtitle X § 901.2)

**Project:** To construct a second story accessory dwelling unit to an existing, detached, accessory garage, in the rear of 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.

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Web Site: [www.dcoz.dc.gov](http://www.dcoz.dc.gov)  
Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21391  
EXHIBIT NO. 31

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
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