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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, February 11, 2026 @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA02-11-2026>

Via Telephone: 202-860-2110 Access code: 2308 466 1273

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. 21410 of Nicholson St. Holdings, LLC & Nicholson Street Properties, LLC

Address: 2318, 2322, 2324 Nicholson Street S.E. (Square 5560, Lots 7, 8, 819)

ANC: 7B & 8A

Relief: Special Exceptions under:

- The minimum vehicle parking requirements of Subtitle C § 703 (pursuant to Subtitle X § 901.2)
- Special Exception from:
- The loading requirements of Subtitle C § 901 (pursuant to Subtitle C § 909 and Subtitle X § 901.2)

Project: To raze the existing structures and to construct a detached, five-story, 62-unit apartment house in the RA-2 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

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO. 21410
EXHIBIT NO. 17

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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Robert Reid
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Washington, DC 20001

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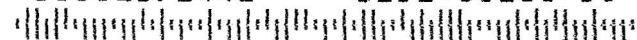
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NICHOLSON ST HOLDINGS LLC
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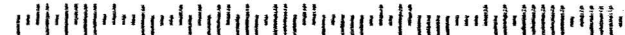
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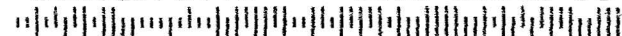
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