



**BEFORE THE BOARD OF ZONING ADJUSTMENT
AND ZONING COMMISSION OF THE DISTRICT OF COLUMBIA**



FORM 145 – AFFIDAVIT OF POSTING

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

(Name of person posting the property)
Boris Joshua Schwarzenbach, being first duly sworn, do hereby depose and say that:

On	(date) January 22, 2026	at	(time) 2:00 PM	I caused	(number of notices) 6
----	----------------------------	----	-------------------	----------	--------------------------

Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

(address of premises)
2318, 2322, 2324 Nicholson Street SE (Sq. 5560, Lots 0819, 008, 007)

In plain view of the public on the following street frontages:

I caused to be taken,	(no. of photos) 6	photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each
-----------------------	----------------------	---

Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1	Nicholson St SE
2	Side Yard
3	Nicholson St SE
4	Rear Yard
5	Nicholson St SE
6	Rear Yard

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.

(D.C. Official Code § 22 2405)

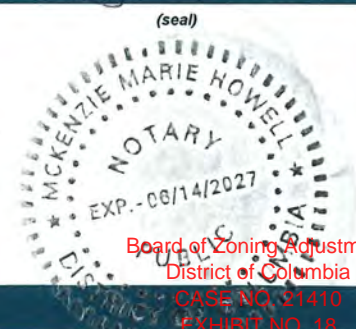
Date:	1/23/26	Signature:	
-------	---------	------------	--

Subscribed and sworn to before me this	(date) 23 rd	day of	(month) 2	(year) 01	, 2026.
--	----------------------------	--------	--------------	--------------	---------

(Signature)

Notary Public, D.C.

My commission expires on:	(date) 06/14/2027
---------------------------	----------------------



Board of Zoning Adjustment
District of Columbia
CASE NO. 21410
EXHIBIT NO. 18

Photo 1:



Photo 2:

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: **21410**

CASE SUMMARY:

Applicant:	Mechanisms Holdings, LLC and Mechanisms Realty Properties, LLC	
Address:	2015, 2017, 2019 Washington Blvd., SE Case Type: Special Exception	
Case Summary:	To add existing structures, reconfigure the site, and construct a detached two-story structure, 62 and 64 Washington Blvd., SE	
Request:	The rezoning of C-3B1F to C-3B1F-1 to allow for the proposed use of C-3B1F-1	
Permitted:	C-3B1F and C-3B1F-1 to C-3B1F-1	

To view the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov

ANC/SMD: **7B (7B01)**

Public Hearing Date/Time:

Further Public Hearing Date/Time: **02/11/2026 at 9:30 am**

Location: **Virtual hearing via Webex**
Visit dcoz.dc.gov for details 

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DETACHED, OR DESTROYED UNDER PENALTY OF THE LAW

Photo 3:




Photo 4:

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: 21410

CASE SUMMARY:

Applicant:	Nicholson St Holdings, LLC and Nicholson Street Properties, LLC	
Address:	2318, 2322, 2324 Nicholson Street, SE (Sq. 3560, Lots 0819, 008, 007)	
Case Type:	Special Exception	
Case Summary:	To raise existing structures, consolidate the three lots, and construct a detached 5-story plus cellar, 62-unit apartment house in the RA-2 zone.	
Relief:	The loading req. of C § 901.1; The min. vehicle parking req. of C § 703.2	
Pursuant to:	C § 909 and X § 901.2; X § 901.2	

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC/SMD: 7B (7B01)

Public Hearing Date/Time:

Further Public Hearing Date/Time: 02/11/2026 at 9:30 am

Location: Virtual hearing via Webex
Visit dcoz.dc.gov for details

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.

Photo 5:



Photo 6:

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: 21410

CASE SUMMARY:

Applicant: Nicholson St Holdings, LLC and Nicholson Street Properties, LLC		
Address: 2318, 2322, 2324 Nicholson Street, SE (Sq. 5560, Lots 0815, 008, 007)		Case Type: Special Exception
Case Summary: To raze existing structures and construct a detached, five-story, 62-unit, apartment house in the BA-2 zone.		
Relief: The loading req. of C § 901.1; The min. vehicle parking req. of C § 703.2		
Pursuant to: C § 909 and X § 901.2; X § 901.2		

To review the record for this case, please visit the Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov.

ANC/SMD: 7B (7B01)

Public Hearing Date/Time:

Further Public Hearing Date/Time: 02/11/2026 at 9:30 am

Location: Virtual hearing via Webex
Visit dcoz.dc.gov for details

For more information please contact the District of Columbia Office of Zoning:
(202) 727-6311 • website: www.dcoz.dc.gov • e-mail: dcoz@dc.gov

THIS SIGN SHALL NOT BE REMOVED, DEFACED, OR DESTROYED UNDER PENALTY OF THE LAW.