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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, March 18, 2026, @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA03-18-2026>

Via Telephone: 202-860-2110 Access code: 2306 206 7198

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. 21428 of Daniel Alexander Payne Community Development Corporation

Address: 1518 M Street N.W. (Square 197, Lot 86)

ANC: 2C

Relief: Special Exceptions from:

- The lot occupancy requirements of Subtitle D § 210.1 (pursuant to Subtitle D § 5201.2 and Subtitle X § 901.2)
- The accessory building area requirements of Subtitle D § 5003.1 (pursuant to Subtitle D § 5201.2 and Subtitle X § 901.2)

Area Variance from:

- The rear yard requirements of Subtitle I § 205.1 (pursuant to Subtitle X § 1002)

Project: To construct a 12-story plus basement, penthouse and roof deck, rear addition; with 28 dwelling units, to an existing, detached, 8-story plus basement, religious building in the D-6 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

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. 21428
EXHIBIT NO. 20

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

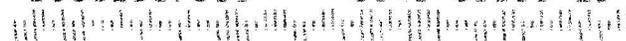
1152 15TH STREET NW GROUND OWNER
LLC
NEW YORK NY 10036-7703
1114 AVENUE OF THE AMERICAS

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OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

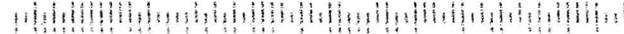
1100 15TH STREET LLC
WASHINGTON DC 20006-3716
1776 EYE ST NW STE 500

NIXIE 171 DE 1 0012/16/25

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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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1152 15TH STREET NW GROUND OWNER
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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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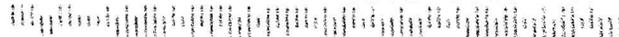
GOVERNMENT OF THE RUSSIAN
FEDERATION
WASHINGTON DC 20036-5708
1026 16TH ST NW # 304

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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WASHINGTON, D.C. 20001

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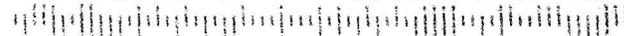
1156 FIFTEENTH LLC
WASHINGTON DC 20006-4005
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OFFICE OF ZONING
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WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
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1156 FIFTEENTH LLC
WASHINGTON DC 20006-4005
1620 I ST NW

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