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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, March 25, 2026 @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA03-25-2026>

Via Telephone: 202-860-2110 Access code: 2305 813 6314

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. 21431 of Eastern Avenue Holdings III, LLC

Address: 1218 Eastern Avenue N.E. (Square 5202, Lot 43)

ANC: 7C

Relief: Special Exception under:

- The new residential development standards of Subtitle U § 421 (pursuant to Subtitle X § 901.2)

Special Exception from:

- The minimum vehicle parking requirements of Subtitle C § 701.5 (pursuant to Subtitle C § 703.2 and X § 901.2)

Project: To construct a third story addition, and construct 13 additional dwelling units, to an existing, detached, three-story plus cellar, 15-unit apartment house in the RA-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.

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

AKERS, PATRICK

1515 FORT DAVIS PL SE
WASHINGTON DC 20020-6027



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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

TYLER, ANITA

1221 50TH ST NE
WASHINGTON DC 20019-4025

VAC

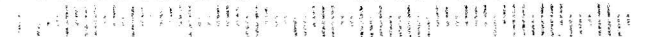
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OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

CAPITAL DISTRICT 208

12 JAN 2026 PM 2 L

ECP OWNER 3 LLC

1375 PICCARD DR STE 50
ROCKVILLE MD 20850-4351

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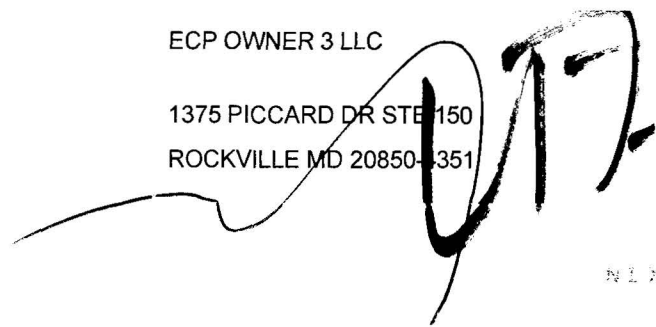
GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

~~OPTIONAL BUSINESS~~
PENALTY FOR MISUSE

CAPITAL DISTRICT 208
12 JAN 2026 PM 2 L

ECP OWNER 3 LLC

1375 PICCARD DR STE 150
ROCKVILLE MD 20850-3351



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