

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

CAPITAL DISTRICT 2000
17 MAR 2026 PM 4
US POSTAGE
\$ 000 74⁰

Mary Ann Walker
1216 Eastern Ave NE, Unit 201
Washington, DC 20019

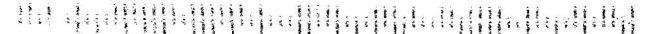


NEXTE 173 12 2 0000/22/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

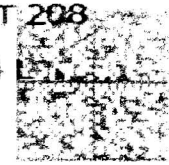
20001271441
26001271441

BC: 20001271441 *2417-05212-17-38



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

CAPITAL DISTRICT 208
17 MAR 2026PM 4



US POSTAGE

\$ 000.74⁰

Frank Willoby
1218 Eastern Ave NE, Unit 201
Washington, DC 20019

FWO

MAILER 2026 03 17 0000 22 26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES
BC: 20001271441 *2417-03904-17-38