



**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) May 29, 2026	at	(time) 2:30 PM	I caused	(number of notices) 3
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Zoning Sign(s) furnished by the Office of Zoning to be posted on private property known as:

(address of premises)
1155 Dahlia Street NW (Square 2950, Lot 909)

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

I caused to be taken,	(no. of photos) 4	photograph(s), attached hereto, of the Zoning Sign(s) in place which fairly depict each
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Zoning Sign as seen by the public. The photographs are numbered and correspond to the following street frontages:

Photograph No.	Street Frontage
1	Dahlia Street NW
2	Dahlia Street NW
3	Dahlia Street NW

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:	6/2/26	Signature:	
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Subscribed and sworn to before me this	(date) 2	day of	(month) 6 th	(year) 2026
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(Signature)

Notary Public, D.C.

My commission expires on:	(date) March 31, 2028
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Board of Zoning Adjustment
District of Columbia
CASE NO. 21437
EXHIBIT NO. 20

Photo 1:

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: **21437**

CASE SUMMARY:

Applicant:	HCB Holdings, LLC	
Address:	1100 Fairfax Street NW (Square 2050) 200 2000	
Case:	The permit is new fast food establishment, at all existing, mixed use lot	
Summary:	Investment with ground floor retail to the NW 2 lots	
Relief:	The fast food establishment (up to 10,000 sq. ft.)	
Permitted by:	200 2000	

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

ANC/SMD: **4A (4A03)**

Public Hearing Date/Time: **06/17/2026 at 9:30 AM**

Further Public Hearing Date/Time:

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 2:

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: **21437**

CASE SUMMARY:

Applicant:	1458 Holdings, LLC	
Address:	1715 Oakley Street NW Ste 210 Case Type: Special Exception	
Case:	To amend a new front yard setback, at an existing, mixed-use building	
Setback:	Amendment with ground floor retail to 100% of lot	
Request:	The front facade setback req. of 4.5 ft (2021)	
Permitted Use:	S-1 (S1.2)	

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

ANC/SMD: **4A (4A03)**

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Photo 3:

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: 21437

CASE SUMMARY:

Applicant: 1000 Building LLC
Address: 1101 Capital Street NW, District: 2000, Case Type: Special Exception
Code: 10-1000
Zoning: To provide a more high quality development in the existing mixed-use area
Description: A proposed new building for mixed-use development in the 1000 Building
Request: The new building is proposed to be 10 stories high
Permitted: 10-1000-1

ANC/SMD: 4A (4A03)

Public Hearing Date/Time: 06/17/2026 at 9:30 AM

Further Public Hearing Date/Time:

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

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