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GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

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

Via WebEx: <https://dcoz.dc.gov/BZA09-09-2026>

Via Telephone: 202-860-2110 Access code: 2317 786 0515

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. 21471 of Station 4 Properties, LLC

Address: 4654 Hillside Road, S.E. (Square 5362, Lot 65)

ANC: 7E

Relief: Area Variance from:

- the matter-of-right uses of Subtitle U § 201 (pursuant to Subtitle X § 1002)

Project: To construct a third dwelling unit and convert to an apartment house, a semi-detached two-story plus basement residential flat in the R-2 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.

Those who wish to testify at the public hearing **must** be present when their case is called. The order of cases may change at the Board’s discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast of the hearing starting at 9:30 a.m. to hear the order of cases and may listen periodically to monitor the cases the Board is hearing at any point.

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

OKOLO, AMAECHI N

5818 FIELD PL NE

WASHINGTON DC 20019-6926

VAC

NIXIE

171 DE 1

0005/30/26

RETURN TO SENDER

VACANT

UNABLE TO FORWARD

VAC

BC: 20001271441

*1119-04967-30-47

2020082214

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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

OFFICIAL BUSINESS
PENALTY FOR MISUSE



BENNETT, MONICA

4637 HILLSIDE RD SE

WASHINGTON DC 20019-4980

NIXIE 171 DE 1 0005/30/26

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

VAC

BC: 20001271441

*1119-03835-30-47

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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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

UAC

4647 HILLSIDE RD SE DE LLC

4647 HILLSIDE RD SE

WASHINGTON DC 20019-4970

NIXIE 171 DE 1 0005/30/26

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VACANT

UNABLE TO FORWARD

VAC

BC: 20001271441

*1119-63837-30-47

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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
OFFICIAL BUSINESS
PENALTY FOR MISUSE

TATE-SCOTT, MALAIKA

4632 HILLSIDE RD SE

WASHINGTON DC 20019-4959



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VAC
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BC: 20001271441 *1119-03838-30-47
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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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

OWUSU, CHRISTOPHER

4636 HILLSIDE RD SE
WASHINGTON DC 20019-4962



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VAC

20001271441

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