

RECEIVED 06/15/26 PM 12:49
GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



NOTICE OF VIRTUAL PUBLIC HEARING

TIME AND PLACE: Wednesday, July 29, 2026 @ 9:30 a.m.

Via WebEx: <https://dcoz.dc.gov/BZA07-29-2026>

Via Telephone: 202-860-2110 Access code: 2316 105 9681

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. 21474 of Emory United Methodist Church

Address: 1459 Columbia Road, N.W. (Square 2672, Lot 718)

ANC: 1A

Relief: Area Variance from:

- The rear yard requirements of Subtitle F § 207.1 (pursuant to Subtitle X § 1002)

Project: To construct a seven-story plus cellar, 87-unit apartment house addition, to an existing, detached, religious building in the RA-4 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.

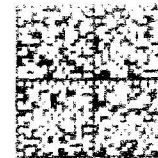
Those who wish to testify at the public hearing **must** be present when their case is called. The order of cases may change at the Board’s discretion. Participants are encouraged to visit <https://dcoz.dc.gov/service/watch-live-virtual-zcbza-hearingsmeetings> to watch the live broadcast

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

COLUMBIA HEIGHTS VENTURES
PARCEL 26 LLC
4416 EAST WEST HIGHWAY
SUITE 410
BETHESDA, MD 20814-4568

FIRST-CLASS



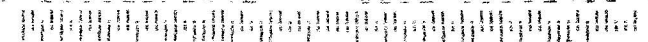
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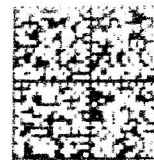
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

IDEN, NICOLE B.
9300 WINDY COVE CIRCLE
RICHMOND, VA 23294-6466

FIRST-CLASS



US POSTAGE

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PAID BY
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

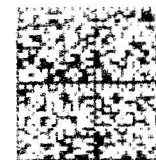
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FRANKLIN, KEELEY
3035 15TH STREET, NW
WASHINGTON, DC 20009-8360

FIRST-CLASS



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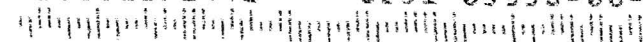
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

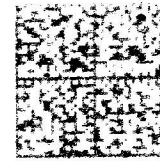
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S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



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SMITH, NICHOLAS S.
1421 COLUMBIA ROAD, NW
WASHINGTON, DC 20009-4714

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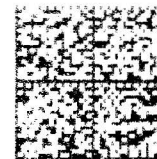
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

HARVEY, JANETTE
3023 15TH STREET, NW
WASHINGTON, DC 20009-4211

55-10410-1000



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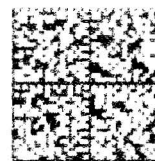
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

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WASHINGTON, DC 20009-4722

FIRST-CLASS



CDC803097E M4; 08 11 76

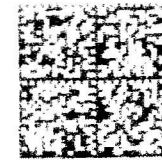
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP CODE \$ 000.74⁰
AT 3% MONTHLY

HUNT, ALEXANDER M.
1438 COLUMBIA ROAD, N.W.
APT. #401
WASHINGTON, DC 20009-4733

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

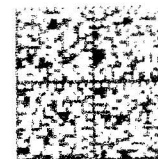
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

SIGWORTH, DAVID J.
1438 COLUMBIA ROAD, NW
APT. #405
WASHINGTON, DC 20009-4733

FIRST-CLASS



US POSTAGE

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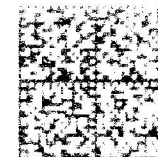
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OFFICIAL BUSINESS
PENALTY FOR MISUSE

DUVALL, LINNEA
1600 SOUTH JOYCE STREET
APT. #534
ARLINGTON, VA 22202-5111

1895-1900



20 2000 \$ 000.74⁰

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

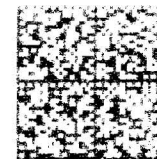
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



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DISTRICT OF COLUMBIA
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WASHINGTON, DC 20009-4487

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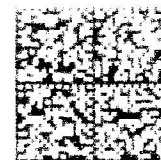
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PENALTY FOR MISUSE

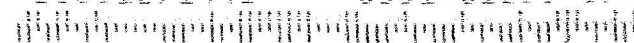
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

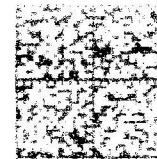
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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WASHINGTON, DC 20009-4791

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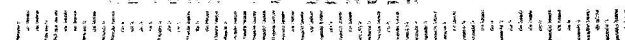
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

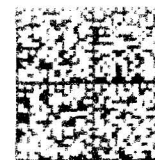
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

AHAMED, NICHOLAS K.
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APT. #201
WASHINGTON, DC 20009-4742

FIRST-CLASS



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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

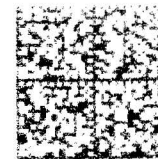
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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1440 COLUMBIA ROAD, NW
APT. #306
WASHINGTON, DC 20009-4769

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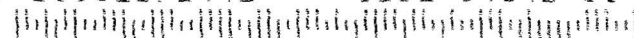
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



CHASNOFF, JORDAN M.
1438 COLUMBIA ROAD, NW
APT. #102
WASHINGTON, DC 20009-4720

FIRST-CLASS



US POSTAGE

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

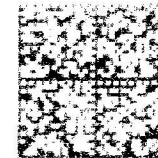
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

STEURY, RACHEL D.
1438 COLUMBIA ROAD, NW
UNIT #306
WASHINGTON, DC 20009-4768

AK

FIRST-CLASS



US POSTAGE

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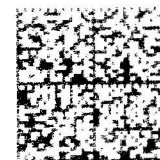
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

DOLL, WILLIAM J.
3035 15TH STREET, NW
APT. #104
WASHINGTON, DC 20009-4211

FIRST-CLASS



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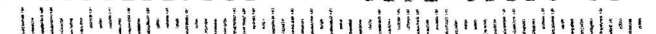
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

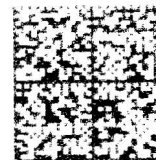
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

TOSTANOSKI, SARAH C.
1465 COLUMBIA ROAD, NW
APT. #100
WASHINGTON, DC 20009-4729

FIRST-CLASS



US POSTAGE

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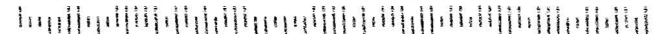
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

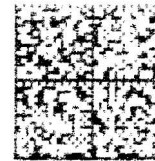
OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

BERNATH, JOSEPH S.
1465 COLUMBIA ROAD, NW
APT. #401
WASHINGTON, DC 20009-4791

FIRST-CLASS



US POSTAGE
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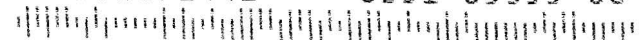
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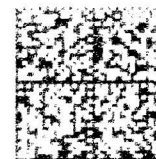
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP 20000 \$ 000.74⁰⁰

0000030376 MAY 05 2006

SENGER, ALEXANDER
1438 COLUMBIA ROAD, NW
APT. #302
WASHINGTON, DC 20009-4722

NIXIE 171 FEB 1 0005/16/76

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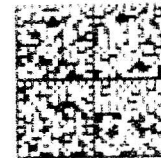
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IA
200012714

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
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GERMAN, JOHANNA
1438 COLUMBIA STREET, NW
APT. #402
WASHINGTON, DC 20001-3316

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

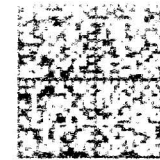
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
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MYER, KATHLEEN T.
3035 15TH STREET, NW
UNIT #203
WASHINGTON, DC 20009-4211

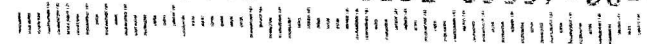
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NIXIE 171 PE 1 0005/16/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 20001271441 *0231-03937-06-44



GOVERNMENT OF THE DISTRICT OF COLUMBIA

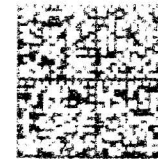
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP 2000

\$ 000.74⁰

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MELVIN, TIMOTHY
1465 COLUMBIA ROAD, NW
APT. 302
WASHINGTON, DC 20009-4741

NIXIE

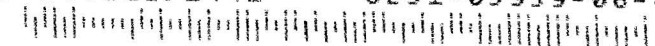
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0005/16/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

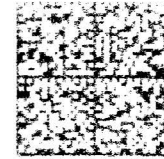
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BC: 20001271441 *0231-03939-06-44



OFFICIAL BUSINESS
PENALTY FOR MISUSE

1ST CLASS

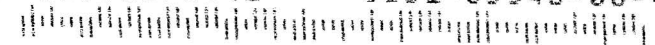


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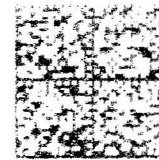
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST CLASS



US POSTAGE

\$ 000.74⁰

CARSTEA, MARIA
4200 WISCONSIN AVENUE, N.W.
SUITE 500
WASHINGTON, DC 20016-2155

ANK

NITTE

171 DE 1

0005/16/76

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ANK

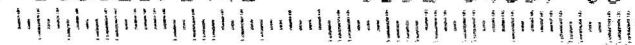
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*0231-04637-06-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA

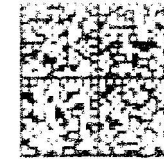
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
02 58
C00003387864 14 00 0

GARAY, MAYRA M.
4200 WISCONSIN AVENUE, NW
SUITE 500
WASHINGTON, DC 20016-2155

ANK

NIXTE

171 DE 1

0005/18/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ANK

UNC

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BC: 20001271441 *0231-04633-06-42



GOVERNMENT OF THE DISTRICT OF COLUMBIA

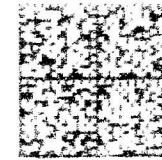
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

200001271441 \$000.74⁰

GAVIDIA, MARIA G.
4200 WISCONSIN AVENUE, NW
SUITE 500
WASHINGTON, DC 20016-2155

ANK

NIXIE 171 FE 1 0005/16/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

BC: 20001271441

*0231-03611-06-44

200012714
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

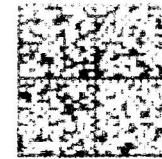
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

MAGANA, VANESSA
4200 WISCONSIN AVENUE, N.W.
SUITE 500
WASHINGTON, DC 20016-2155

FIRST CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰⁰
02 74
0008030PTGMA A 00.5

ANK

MTXTE 171 DE 1 2000/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

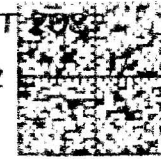
OFFICE OF ZONING

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

OFFICIAL BUSINESS
PENALTY FOR MISUSE

PLS
CAPITAL DISTRICT
11 MAY 2026 PM 2

US POSTAGE



7P.000 \$ 000.74⁰

WENBIE MARY S.
1412 21ST STREET, NW
UNIT #305
WASHINGTON, DC 20036-5901

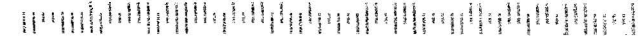
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NIXIE 171 DC 1 0005/19/26

RETURN TO SENDER
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

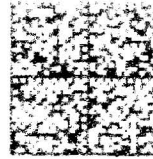
OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP CODE \$ 000.74⁰

01 01
000000 STAMP

PENA, JULIANA
4200 WISCONSIN AVENUE, N.W.
SUITE 500
WASHINGTON, DC 20016-2155

ANK

NIXIE 171 DE 1

0005/16/06

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

ANK

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BC: 20001271441

*0231-03610-06-44

