

7411142726410959
**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



OFFICE OF ZONING

NOTICE OF VIRTUAL PUBLIC HEARING

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

Via WebEx: <https://dcoz.dc.gov/BZA09-30-2026>

Via Telephone: 202-860-2110 Access code: 2309 731 0594

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. 21476 of RSGDCONCORD, LLC

Address: 5906 and 5912 13th Street, N.W. and 1200, 1309, and 1315 Missouri Avenue
N.W.(Square 2792, Lot 804)

ANC: 4A & 4E

Relief: Special Exception under:

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

Project: To construct ten additional dwelling units and increase the number of units in each building from 14 to 16 in five three-story plus cellar detached apartment houses 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.

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

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

LOJACONO, SEAN M

1320 MISSOURI AVE NW # 403
WASHINGTON DC 20011-1823

FIRST-CLASS



US POSTAGE
ZIP 20001 \$ 000.74⁰
0000030876 JUN 10 11 29

Handwritten signature

NIXIE 171 FE 1 0000/18,26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

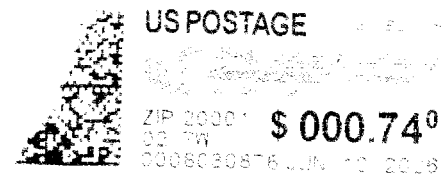
.. 9325020228888598

ANK EC: 20001271441 *2792-02979-18-47
2000131024 CC

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

LOJACONO, KATHLEEN

1320 MISSOURI AVE NW # 402
WASHINGTON DC 20011-1823



NIXIE

171 PE 1

0000/18/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK BC: 20001271441 *2792-92976-18-47
20001271441 CO: [barcode]

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

2000181823 0055

Handwritten signature

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
0008030876 JUN 10 2026

HOFFMAN, JOSHUA D

~~1820 MISSOURI AVE NW #304~~

~~WASHINGTON DC 20044 1028~~

FWD:

2230 TILBURY AVE.

#3

PITTSBURGH, PA

NIXIE

171 DE 1

0006/21/26

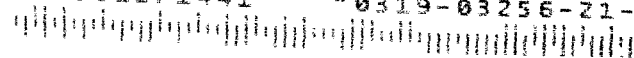
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

20001>2714

BC: 20001271441

*0319-03256-21-09



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

2900 6585311002

FIRST-CLASS



21-
00-
000

[Handwritten signature]

RSGDCONCORD LLC

4130 GEORGIA AVE NW
WASHINGTON DC 20011-5859

NIXIE

171 DE 1

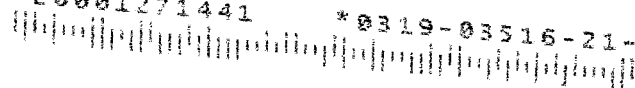
0008/21/16

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

UNC
20001>2714

BC: 20001271441

*0319-03516-21-09



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

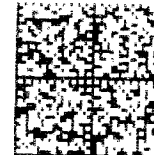
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

VI

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
0008030876 JUN 10 2006

RUBY LEE HOOKFIN TRUSTEE

1211 CONN AVE NW

WASHINGTON DC 20036-2701

20001271441
*0351-01195-16-26
UNABLE TO FORWARD
INSUFFICIENT ADDRESS
RETURN TO SENDER
0006/22/26
DE 1

DISTRICT OF COLUMBIA
OFFICE OF ZONING
1211 N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

FIRST-CLASS



US POSTAGE

ZIP 20001 \$000.74⁰
0008030878 JUL 10 2006

1322 MISSOURI AV LLC
1211 CONN AVE NW
WASHINGTON DC 20036-2701

EA

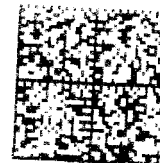
NIXIE 171 DE 1 0006/22/26
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 20001271441 *0319-03720-22-12

IA
20001>2714

ZONING
W. SUITE 200-S/210-S
STON, D.C. 20001
ICIAL BUSINESS
PENALTY FOR MISUSE

DISTRICT OF COLUMBIA
2000 14TH ST NW, 8TH FLOOR SUITE 307
WASHINGTON DC 20009-4467

FIRST-CLASS



US POSTAGE **\$ 000.74⁰**
ZIP 20001
0008630676 JUN 10 2006

N I X I E

171 FB 1

0005/20/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
20001>2714

BC: 20001271441

* 1119-03698-20-07

20001271441
 * 0319-0303-18-25
 RETURN TO SENDER
 UNABLE TO FORWARD
 2255/11/76
 171 55 1
 200012714

BRAXTON, KARRYE Y
 1320 MISSOURI AVE NW # 102
 WASHINGTON DC 20011-1823

FIRST-CLASS
 ZIP 20001
 CC 7W
 0008030878 JUN 10 2016
 \$002.74⁰
 POSTAGE
 9322 557 228 95
 2615

Alm

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

ANK
210

0400 01271441

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
0000030876 JUN 10 2009

DISTRICT OF COLUMBIA

825 N CAPITOL ST NE

WASHINGTON DC 20002-4210

Report Date: 4/2/2026

NIXIE

171 PE 1

0006/30/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK

20001>2714

BC: 20001271441

*0819-03124-30-35

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

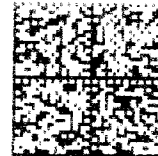
441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

0104 556330152

FIRST-CLASS



US POSTAGE

ZIP 20001 \$ 000.74⁰
03 7W
0008030876 JUN 10 2006

EPPS, AYANA A

2605 ELMS PLANTATION BLVD STE 122

N CHARLESTON SC 29406-9165

AMR

0206/06/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

1. 9400921587171250

2000152714

01. 20001271441 *1887-08178-19-46