



**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)
FREDA ZAMER-HOBAR - HOLLAND & KNIGHT LLP, being first duly sworn, do hereby depose and say that:

On	(date) AUGUST 25, 2026	at	(time) 9:45 am	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)
1401 NEW YORK AVENUE, NW

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

I caused to be taken,	(no. of photos) 3	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	14th STREET, N.W.
2	NEW YORK AVENUE, N.W.
3	H STREET, N.W.

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:	AUGUST 25, 2026	Signature:	<i>Holland & Knight Freda Zamer Hobar</i>
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Subscribed and sworn to before me this	(date) 25th	day of	(month) (year) August 2026
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Rosalind C. Frink
(Signature)

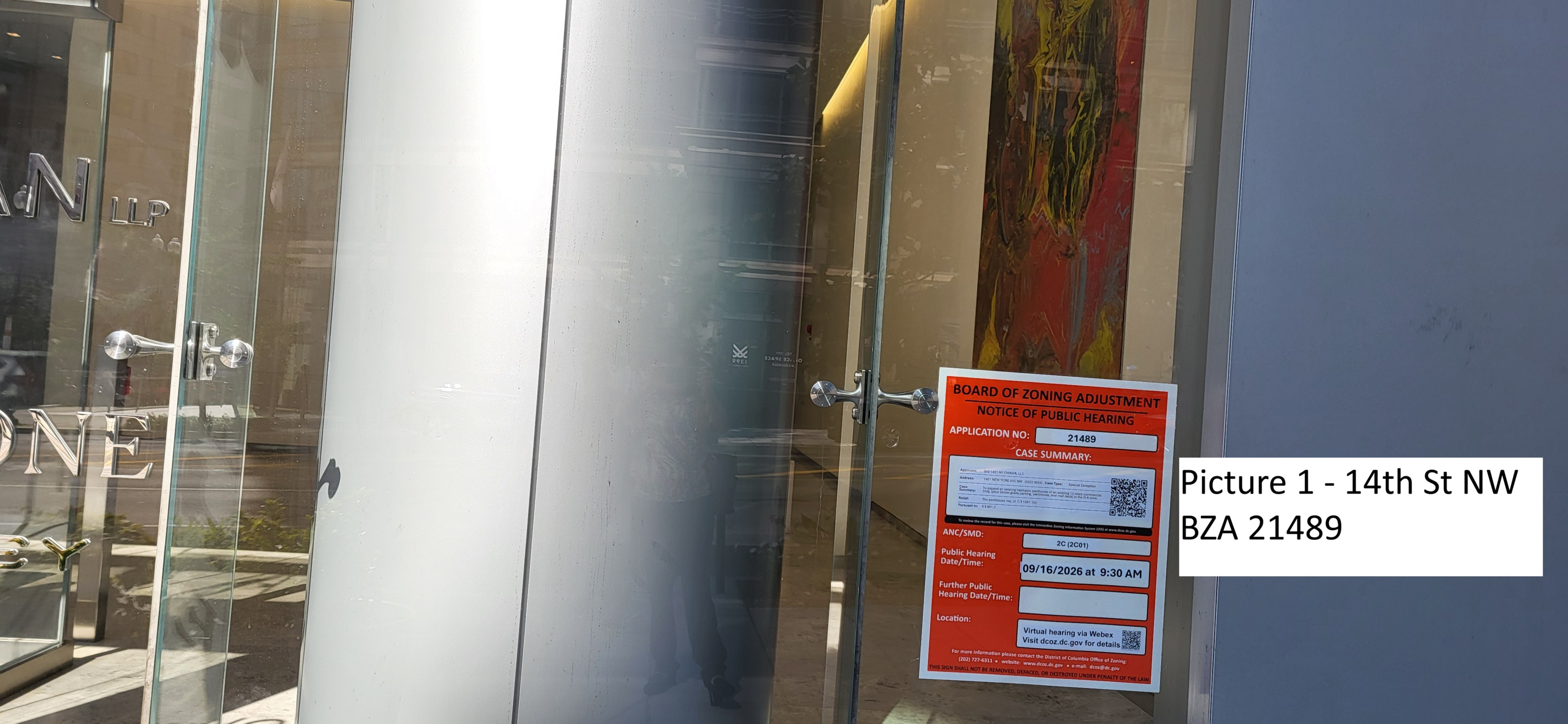
Notary Public, D.C.



My commission expires on:

Feb. 14, 2027 (date)

Board of Zoning Adjustment
District of Columbia
CASE NO. 21489
EXHIBIT NO. 25



Picture 1 - 14th St NW
BZA 21489

**BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING**

APPLICATION NO: 21489

CASE SUMMARY:

Applicant: 810 1401 NY OWNER, LLC	
Address: 1401 NEW YORK AVE NW (0222 0024)	
Case Type: Special Exception	
Case Summary: To expand an existing habitable penthouse of an existing 12-story commercial bldg. (plus below-grade parking, penthouse, and roof deck) in the D-4 zone.	
Relief: The penthouse req. of C 8 1501.1(n)	
Pursuant to: X 8 901.2	

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

ANC/SMD: 2C (2C01)

Public Hearing Date/Time: 09/16/2026 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.

BOARD OF ZONING ADJUSTMENT
NOTICE OF PUBLIC HEARING

APPLICATION NO: 21489

CASE SUMMARY:

Applicant: BIG 1401 NY OWNER, LLC
Address: 1401 NEW YORK AVE NW (0222 0024) Case Type: Special Exception
Case Summary: To expand an existing habitable penthouse of an existing 12-story commercial bldg. (plus below-grade parking, penthouse, and roof deck) in the D-6 zone.
Relief: The penthouse req. of C & 1501.1(e)
Pursuant to: X § 901.2



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

ANC/SMD: 2C (2C01)

Public Hearing Date/Time: 09/16/2026 at 9:30 AM

Further Public Hearing Date/Time:

Location:

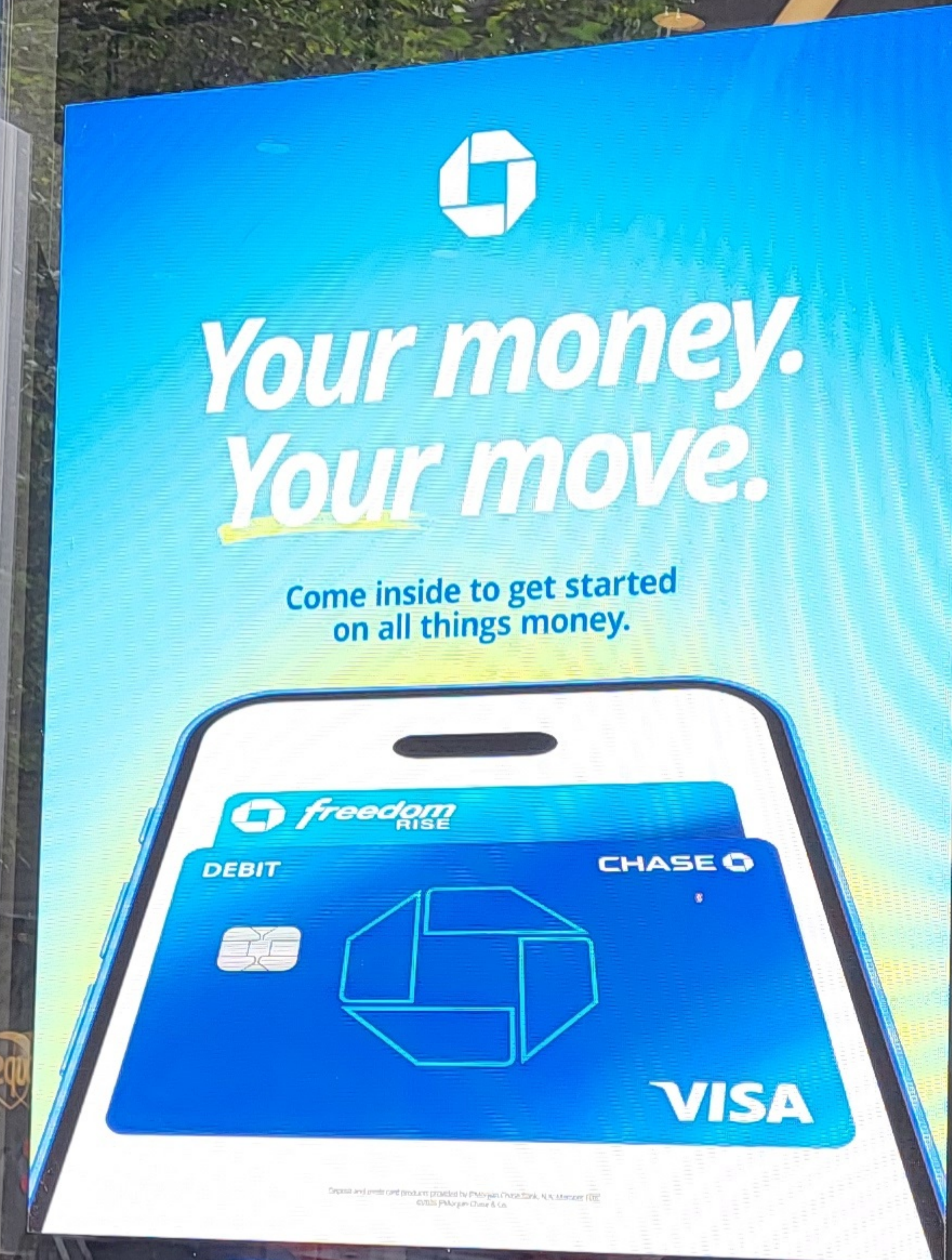
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Picture 2 - New York Ave NW



Picture 3 - H St. NW
BZA 21489, posted 8/25/26

