

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



Sq 2848 Lot 2017
STEPHEN SWERN
8029 EASTERN AVE APT 307
SILVER SPRING, MD 20910-3114

NIXIE 207 NEE 1 1510010/25/15

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2101-10200102714

BC 20001271441 40231-01252-10-00
|||||

ZONING COMMISSION
District of Columbia
CASE NO.14-24
EXHIBIT NO.23

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

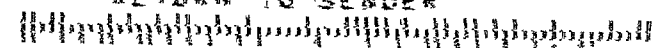


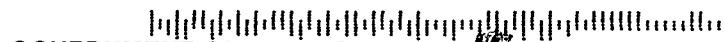
Sq 2848 Lot 2149
RANDOLPH D LIZARDO
1390 KENYON ST NW APT 603
WASHINGTON, DC 200107226

207 NEE 1 A1A10010/25/15
FORWARD TIME EXP PTN TO SEND
LIZARDO
10751 SYMPHONY PARK DR
N BETHESDA MD 20852-3485

RETURN TO SENDER

210-11-17666-12732





2000 922 201002

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

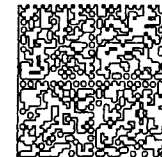
441 4th STREET, N W SUITE 200-21

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

AMC

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Sq 2848 Lot 2150
CHADWICK HAMPTON
1390 KENYON ST NW APT 604
WASHINGTON, DC 20010-7219

NIXIE 207 EE 1 8610/27/15

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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

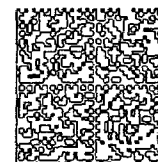
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OFFICE OF ZONING

OFFICIAL BUSINESS
PENALTY FOR MISUSE

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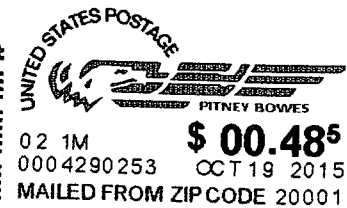
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OFFICE OF ZONING

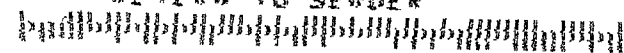
OFFICIAL BUSINESS
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Sq 2848 Lots 2042, 2044
PETER H VAN GEERTRUYDEN
120 SEATON PL NW
WASHINGTON, DC 20001-1623

FORWARD TIME 207 275 L 101 0010/25/75
VAN GEERTUYDEN MD
321 DUKE ST
ALEXANDRIA VA 22314-3733

REF ID: A66666



2025 RELEASE UNDER E.O. 14176

OFFICE OF ZONING

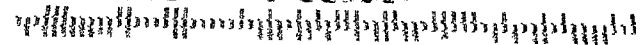
OFFICIAL BUSINESS
PENALTY FOR MISUSE



Sq 2848 Lot 2141
CUC T VU
1390 KENYON ST NW APT 525
WASHINGTON, DC 20010-7219

FORWARD TIME EXP RTN TO SEND
VU/CUC T
4300 S SNOQUALMIE ST
SEATTLE WA 98148-1857

THE UNIVERSITY OF CHICAGO



2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

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

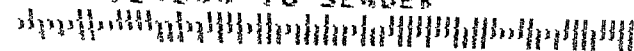


Sq 2848 Lot 2122
BOYAN KOVACIC
1390 KENYON ST NW APT 506
WASHINGTON, DC 20010-7224

207 NFE 1 71410010/25/15
FORWARD TIME EXP RTN TO SEND
KOVACIC BOYAN
300 GOODING WAY APT 315
ALBANY CA 94706-1947

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

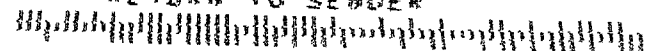


Sq 2848 Lot 2217
BENJAMIN G BARBIN
1360 KENYON ST NW APT B
WASHINGTON, DC 200102337

207 NEE 1 A1A10010/25/15
FORWARD TIME EXG RTN TO SEND
BARBIN BENJAMIN
634 8TH ST NE
WASHINGTON DC 20002-5238

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Sq 2848 Lot 2086
ALBERT J PRIZE
1390 KENYON ST NW APT 319
WASHINGTON, DC 20010-2306



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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



Sq 2848 Lot 2120
JONATHAN E WOLFINGTON
C/O VINCENT WOLFINGTON
1023 31ST ST NW APT 500
WASHINGTON, DC 20007-4458

NIXIE 207 DE 1 0010/26/15

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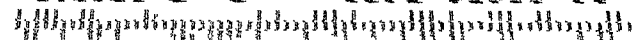


Sq 2848 Lot 2023
CAMERON A MCGUIRE
1356 KENYON ST NW APT B
WASHINGTON, DC 20010-2374

DATE 287 APR 1 1918 19/25/18

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OFFICIAL BUSINESS
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

ANC

Sq 2848 Lot 2220
JESSICA G ROGERS
1360 KENYON ST NW APT 3
WASHINGTON, DC 200102337



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2000102714

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

RECEIVED
D.C. OFFICE OF ZONING
2015 OCT 30 PM 12:07

TIME AND PLACE: Monday, December 7, 2015, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 14-24 (1900 11th Street NW, LLC — Map Amendment @ Square 2848, Lots 39, 40, 72 and 838 and Variance Relief from the Required Size of Parking Spaces @ Lots 39 and 40)

THIS CASE IS OF INTEREST TO ANC 1A

On December 23, 2014, the Office of Zoning received an application from 1900 11th Street, NW, LLC (the "Applicant") The Applicant requested approval of an amendment to the Zoning Map to rezone property located on Lots 39, 40, 72, and 838 in Square 2848 from the R-4 Zone District to the R-5-B Zone District in order to construct a five story apartment building with eight apartments on Lots 39 and 40¹.

The R-5-B Zone District permits matter-of-right moderate development of general residential uses, including one-family dwellings, flats, and apartment buildings.

The R-4 Zone District permits matter-of-right development of one-family residential uses (including detached, semi-detached, row dwellings, and flats), churches and public schools It does not permit new multi-family residential development as a matter-of-right

The Office of Planning provided its report on January 30, 2015, and the case was set down for hearing on February 9, 2015 On July 13, 2015 the Applicant requested to amend the application to include variance relief from the required size of parking spaces required under 11 DCMR § 2115.1. The Zoning Commission considered the request at its July 27, 2015 public meeting and voted to grant permission to amend the application to include the variance relief The Applicant provided its prehearing statement on October 1, 2015

The property that is the subject of this application consists of approximately 19,768 square feet of land area currently configured as four separate lots and is located at 1368 Kenyon Street, N W (Lot 39 – currently vacant property), 1370 Kenyon Street, N W (Lot 40 – currently vacant property), 1372 Kenyon Street, N W (Lot 838) and 1361 Irving Street, N W (Lot 72)

¹ Although this is the Applicant's intended use for the property, the grant of this application would permit the property to be used for any use permitted in an R-5-B Zone District

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, DC Official Code Section 6-641.01 et seq).

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Zoning Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 — Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

**Z.C. NOTICE OF PUBLIC HEARING
Z.C. CASE NO. 14-24
PAGE 3**

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded

1	Applicant and parties in support	60 minutes collectively
2	Parties in opposition	60 minutes collectively
3	Organizations	5 minutes each
4.	Individuals	3 minutes each

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System ("IZIS") at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to zcsubmissions@dc.gov, or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.