

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



July 28, 2026

To the Parties in Application No. 21240:

This letter is being sent to you on behalf of the Board of Zoning Adjustment (“Board” or “BZA”) because you are parties in this case. This application was submitted on November 19, 2024 by 71 Florida Ave 39, LLC for a special exception under Subtitle U § 203.1(j) to allow a new health care facility use for 16 persons in an existing two-story detached building in the R-2 Zone at premises 4237 Eads Street, NE (Square 5089, Lot 72).

Following a public hearing, the Board voted on June 4, 2025 to approve the application. Because a majority of the current Board members did not personally hear the evidence in this case, this Proposed Order is being provided to the parties to afford you an opportunity to present written exceptions and argument, pursuant to D.C. Official Code § 2-509(d).

Written exceptions must be filed with the Office of Zoning, and served upon the other parties, no later than 5:00 p.m. on August 11, 2026. Filings can be submitted by email to bzasubmissions@dc.gov. No replies to the exceptions will be accepted.

Questions should be addressed to Keara Mehlert, Secretary to the Board of Zoning Adjustment, at (202) 727-6311, or keara.mehlert@dc.gov.

Regards,



SARA A. BARDIN
Director, Office of Zoning