

BOARD OF ZONING ADJUSTMENT

409 East Capitol Street, SE; BZA Case 21333

SWORN STATEMENT OF FRANK SNELLINGS

I, Frank Snellings, hereby declare under the penalty of perjury as follows:

1. I am over twenty-one (21) years of age and make this Affidavit based on my personal knowledge.
2. I own the home at 405-407 East Capitol Street, SE.
3. I received an email from my neighbor, Josh Thayer, yesterday, October 28, 2025, which confirms the time period in or around June 2020 when the dry cleaners closed at 409 East Capitol Street, SE. Mr. Thayer is a former resident of the second-floor apartment at 409 East Capitol Street, SE. *See Exhibit 1.*
4. Yesterday, October 28, 2025, I spoke with Melissa Sanabria, the owner of the interior design firm that used to occupy the commercial first floor of 409 East Capitol Street SE. She confirmed that she signed a lease for the first-floor commercial space in September 2020. *See Exhibit 1.*

VERIFICATION

I declare under penalty of perjury under the laws of the United States and the District of Columbia that the foregoing is true and correct to the best of my knowledge and belief.

Executed on this 29th day of October, 2025, in Washington, DC.

Signed by:

Frank Snellings

Attachments:

1. Exhibit 1, Email dated October 28, 2025

Lyle M. Blanchard

From: Frank Snellings <efs@franksnellings.com>
Sent: Tuesday, October 28, 2025 10:10 PM
To: Lyle M. Blanchard
Subject: Re: 409 E Capitol

CAUTION: This is an external message. Please verify that it is a trusted source before replying, clicking links or opening attachments.

Lyle,

This note in bold letters was from my neighbor, Josh Thayer earlier today. He married Annie O'Donnell who was a tenant upstairs at 409 E Capitol when they first met. They moved out after their first child, Rowan, was born. He is now three years old. They still live on the Hill and now have a second child.

He is referring to when the dry cleaners closed.

It all fits because Melissa Sanabria signed her lease in September 2020. She did move out for a short period of time and then moved back in. I believe the space was subject to her lease throughout that period of time. A dry cleaners certainly did not move back into the space during Melissa's absence.

Good morning, Frank -

I can probably chat later, but wanted to get back to you on Annie's behalf since you need info sooner.

I believe they closed around the time I moved in, so shortly before or after June 2020. I'm not positive if it was before or after, but that's when I moved in with Annie.

Many thanks,

Frank

Frank Snellings
405 E Capitol Street, SE
Washington, DC 20003-3810
efs@franksnellings.com
(202) 257-3972 (Cell)

On Oct 28, 2025, at 1:06 PM, Lyle M. Blanchard <LMB@gdllaw.com> wrote:

Frank,

Okay. Good to know.

Thanks,
Lyle

<greensteindelormeandluchs_9cdb6ec8-5e99-4c42-8fe2-f6acf470ab94.jpg>

Lyle M. Blanchard, Esquire
GREENSTEIN DELORME & LUCHS,
P.C.

Shareholder - LEED Green Associate

801 17th Street, N.W., Suite 1000

Washington, D.C. 20006

202.452.1400 x5406

LMB@gdllaw.com

www.gdllaw.com

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-----Original Message-----

From: Frank Snellings <efs@franksnellings.com>

Sent: Tuesday, October 28, 2025 12:36 PM

To: Lyle M. Blanchard <LMB@gdllaw.com>

Subject: 409 E Capitol

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Lyle,

Melissa's lease, that she signed in September of 2020, was with an Asian man who spoke no English. He eventually sold the property to Mr. Jia.

Many thanks,

Frank

Frank Snellings
405 E Capitol Street, SE
Washington, DC 20003-3810
efs@franksnellings.com
(202) 257-3972 (Cell)