

Date: 9/9/25

Via Email: bzasubmissions@dc.gov

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

RE: BZA Application No. 21377 of Hampton East Owner LLC
Address: 4750 and 4730 Benning Road, SE (Sq. 5344, Lots 1 & 2)
Request for Special Exception and Variance Relief

Dear Members of the Board of Zoning Adjustment:

I write this letter to express my strong support for the above-referenced application filed by Hampton East Owner LLC seeking the following zoning relief:

- a **special exception** pursuant to Subtitle U § 421 and Subtitle X § 901.2 to permit the construction of a new residential development in the RA-1 zone; and
- an **area variance** pursuant to Subtitle X § 1000.1 from the lot frontage requirement of Subtitle C § 303.4, which requires a minimum street frontage of 30 feet for new lots to be used an occupied by an apartment house.

I am a resident of the immediately surrounding neighborhood and therefore have a vested interest in the use of this site and the wellbeing of the community. The applicant proposes to construct a 28-unit apartment building with a mix of two-, three-, and four-bedroom units, including some set aside for Inclusionary Zoning. The design, as shown in the plans, is consistent with other multifamily buildings in the immediate area and fits within the RA-1 zone, which is intended for low- to moderate-density residential development. The Project supports the residential character of the neighborhood and will not negatively affect nearby properties.

I also understand that a variance is needed because the new lot for the Project will have only limited frontage on St. Louis Avenue, SE, since the property is uniquely shaped and affected by the surrounding uses and zoning rules. I believe the variance is appropriate because the Project will bring more housing to the neighborhood, won't displace any existing residents, and won't generate issues related to parking or access for current residents.

For these reasons, I encourage the Board to approve this application.

Respectfully,

Ogla Mercado
Name: Ogla Mercado
Address: 4752 Benning Road #2