GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

November 17, 2026

To the Parties in Application No. 21377:

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 August 19, 2025 by Hampton East Owner, LLC for an area variance from Subtitle C § 303.4 to allow creation of a new lot for use by an apartment house with street frontage of less than 30 feet and, pursuant to Subtitle X § 901, for a special exception under Subtitle U § 421.1 to allow a new residential development (a 28-unit apartment house in a new three-story building) in the RA-1 zone at 4750 and 4730 Benning Road, SE (Square 5344, portion of Lots 1 and 2).

Following a public hearing, the Board voted on February 25, 2026 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 December 1, 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

Board of Zoning Adjustment
District of Columbia
CASE NO. 21377
EXHIBIT NO. 51