



November 24, 2025

Eric J. DeBear

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**RE: BZA Case 21392 – Opposition Party’s Cover Letter with Authorization Letter
and Amended Certificate of Service**

Chairperson Hill and Honorable Members of the Board:

On behalf of Dana Madalon, who has requested party status in opposition (Ex. 16-16B), please find enclosed an authorization letter at Exhibit A. Additionally, as requested by the Office of Zoning, this letter incorporates a certificate of service for the request for party status in opposition on ANC 2E’s general account.

SINCERELY,
COZEN O’CONNOR

A handwritten signature in blue ink that appears to read "EJ DeBear".

Eric J. DeBear

Certificate of Service

I hereby certify that on this 24th day of November, 2025, a copy of this Cover Letter with attachments was served, via email, as follows:

District of Columbia Office of Planning
c/o Maxine Brown-Roberts
1100 4th Street SW, Suite E650
Washington, DC 20024
Maxine.BrownRoberts@dc.gov

William Michael Ellis Jr. Trustee and Jeanne Van Coorhees Ellis Trustee
c/o Martin Sullivan
1155 15th Street NW, Ste 1003
fdWashington, DC 20005
msullivan@sullivanbarros.com
Applicant

Advisory Neighborhood Commission 2E
c/o Gwendolyn Lohse, Chair
Paul Maysak, SMD Commissioner
2E06@anc.dc.gov
2E03@anc.dc.gov
2E@anc.dc.gov

Additionally, I hereby certify that on this 24th day of November, 2025, a copy of Dana Madalon's Request for Party Status in Opposition with attachments was served, via email, as follows:

Advisory Neighborhood Commission 2E
2E@anc.dc.gov



Eric J. DeBear