



Gallagher Elden

LAW & ADVISORS

February 19, 2026

District of Columbia Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, D.C. 20001

Re: Neighboring Owner Authorization Letter – Case No. 21396/Application for
1124 Morse, LLC
932 Shepherd Street, NW, Washington, DC 20011 (Square 2906, Lot 839)

Dear Board of Zoning Adjustment:

Rebecca Sturtevant (the “Neighboring Owner”) of property located in proximity to above-referenced property (namely, 930 Shepherd Street, NW, Washington, DC 20011), is a party in opposition to the pending Application for Special Exception filed by 1124 Morse, LLC. The Neighboring Owner hereby authorizes her attorney Brian T. Gallagher, Esq., the law firm of Gallagher Elden Law and authorized representative, Courtney V. Nattans, to act on her behalf in connection with the above-referenced matter and to represent Rebecca Sturtevant in all proceedings before the Board of Zoning Adjustment relating to such applications. This authorization includes the power of the above-referenced agent to bind Rebecca Sturtevant before the Board of Zoning Adjustment.

Sincerely,

Rebecca Sturtevant
Neighboring Owner

I have read the Board of Zoning Adjustment’s Rules of Practice and Procedure and I am able to competently represent the Owner.