

Date: 4/15/26

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. 21467 of Paramount Estate Limited Liability Company
Address: 2201 R Street, NW (Sq. 2516, Lots 65 and 66)
Request for 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 Paramount Estate Limited Liability Company seeking a **use variance** pursuant to Subtitle X § 1002.1(b) of the Zoning Regulations from the matter-of-right uses of Subtitle U § 201 to allow for a six-unit multiple dwelling building within the R-3 Zone District.

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 renovate the long-vacant existing building to provide six residential units on the property. The property is unique given the immense size and deteriorated conditions of the existing building, the odd configuration of the property, and the history of prior uses and ownership of the property. Further, we understand that the prior efforts to use the property for R-3 uses have all failed, as evidenced by the property's long history of vacancy.

Therefore, I believe the variance is appropriate because the proposed six-unit multiple dwelling building will bring more housing to the neighborhood, make use of a long-vacant property, and will maintain the character of the neighborhood.

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

Respectfully,

Elizabeth Avery
Name: Elizabeth Avery
Address: 1718 22nd St NW
Washington, DC 20008

Board of Zoning Adjustment
District of Columbia
CASE NO. 21467
EXHIBIT NO. 19