



Bello, Bello & Associates, LLC

September 16, 2026

Michelle Pourciau

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

Re: Withdrawal of Application of RSGDCONCORD, LLC (BZA Application No. 21746) for Special Exception Relief Pursuant to 11 DCMR Subtitle U § 421.1 — 5906 & 5912 13th Street NW and 1301, 1309 & 1315 Missouri Avenue NW (Square 2792, Lot 0804) — “The Concord”

Dear Chairperson Pourciau:

I write in my capacity as the owner's duly authorized representative of RSGDCONCORD, LLC, the Applicant is the BZA case of reference.

The application, filed in March 2026, sought special exception relief pursuant to 11 DCMR Subtitle U § 421.1 to permit an increase in the number of dwelling units on the subject lot from seventy (70) to eighty (80) apartments — specifically, the addition of two (2) dwelling units within the existing, currently unoccupied cellar level of each of the five (5) existing apartment buildings on the property, created from space presently used as boiler, office, and shared laundry rooms. As detailed in the application materials, the proposal involves no addition to the existing building footprint, height, floor area ratio, or lot occupancy of any of the five buildings, and no change whatsoever to any exterior façade.

Subsequent to the filing of this application, the Zoning Commission for the District of Columbia adopted Z.C. Order No. 25-08 (Z.C. Case No. 25-08), taking final action on May 28, 2026 to amend Subtitles C, F, U, and Y of the Zoning Regulations governing the Residential Apartment (RA-1) zone. Z.C. Order No. 25-08 became final and effective upon its publication in the District of Columbia Register on July 10, 2026.

As adopted, amended Subtitle U § 401.2(b) now provides that a Multiple Dwelling in the RA-1 zone containing more than six (6) dwelling units, existing prior to the enactment date of the Order, may, as a matter of right:

(1) expand or reduce structurally; and



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(2) alter the number of dwelling units, provided that additional dwelling units are located only within basement or cellar space not already dedicated to dwelling units, so long as the added units do not project beyond the existing Building Area.

The scope of work proposed for The Concord — the addition of two (2) new dwelling units within existing, non-residential cellar space in each of the five pre-existing apartment buildings, entirely within the existing Building Area and with no expansion of the footprint — falls squarely within, and satisfies, the conditions now set forth in Subtitle U § 401.2(b). Accordingly, the proposed development is no longer subject to special exception review under Subtitle U § 421.1 and is now permitted as a matter of right, subject to the conditions of amended Subtitle U § 401.2(b).

In light of this change in the Zoning Regulations, the special exception relief requested in the above-referenced application is no longer required. On behalf of the owner, RSGDCONCORD, LLC, I respectfully request that the Board withdraw the application, without prejudice, and close the case record accordingly.

Please do not hesitate to contact me should the Board or the Office of Zoning require any additional information in connection with this withdrawal.

Thank you for the Board's attention to this matter.

Respectfully submitted,

Toyé Bello