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VIA IZIS
Michelle Pourciau, Chair
District of Columbia Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: District Line Development, LLC
BZA Case No. 21490

Dear Chair Pourciau:

On behalf of District Line Development, LLC, the "Applicant" in the above-referenced case, this letter provides additional supplemental information requested by the Board.

Consolidation of Lots

The Board asked the Applicant to confirm that the proposed consolidation of the two lots at issue in this project is permitted by the Zoning Regulations. Following the public hearing in this case, the Applicant exchanged correspondence with the Deputy Zoning Administrator confirming that consolidation of these lots is permitted given the existing footprint of the existing buildings are currently nonconforming for lot occupancy and rear yard and no new nonconformities are going to be created as a result of the consolidation.

Trash Alcove and Dumpster

The Applicant has now revised the plans to include four additional trash receptacles in the shared alcove, for a total of six. This alcove will serve residents. The retail space will have a designated area where trash can be maintained. Ultimately, the future retail tenants will be responsible for handling their own trash needs internally.

With respect to the dumpster in the alley, the Applicant is unaware of who owns or uses this dumpster. The Applicant can only state that its own tenants are not currently using this dumpster.

Façade Questions

The Applicant revised the façade for the building at the request of Office of Planning. The Applicant then presented this revised façade to ANC 4C and ANC 4C voted to support the project after this presentation. Further, multiple letters of support have now been submitted to the record from neighboring owners and businesses. All of these letters were submitted after the façade

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change. Given the support of the Office of Planning, the ANC, and the community, the Applicant prefers to maintain the revised façade as shown on the plans.

Please let us know if you have any additional questions related to this Application.

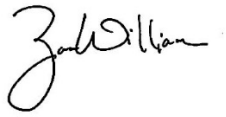
Sincerely,



Zachary G. Williams

CERTIFICATE OF SERVICE

I hereby certify that a copy of this letter and the revised application materials were sent to the below addresses by e-mail on September 29, 2026.



Zachary G. Williams

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