Cochran, Patricia (DCOZ)

From: Reid, Robert (DCOZ)
Sent: Wednesday, October 28, 2026 6:51 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: FW: Board of Zoning Adjustment Public Hearing of October 28, 2026 - Board of Zoning Adjustment Application No. 21506 of RO&LEX, LLC

Follow Up Flag: Follow up
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Robert I. Reid
Zoning Specialist
Office of Zoning | District of Columbia Government
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(202) 727-5471 (office) | www.dcoz.dc.gov | robert.reid@dc.gov

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From: Micone, Vince (ANC 4E02) <4E02@anc.dc.gov>
Sent: Tuesday, October 27, 2026 8:00 PM
To: Reid, Robert (DCOZ) <robert.reid@dc.gov>
Cc: Barry, Maria (SMD 4E03) <4E03@anc.dc.gov>; Gonen, Julianna (SMD 4E06) <4E06@anc.dc.gov>; Alexander Hamilton <alham2@BENESTATE.COM>
Subject: Re: Board of Zoning Adjustment Public Hearing of October 28, 2026 - Board of Zoning Adjustment Application No. 21506 of RO&LEX, LLC

Good evening, Mr. Reid,

ANC 4E considered BZA Application No. 21506 at our regularly scheduled public meeting this evening. Mr. Hamilton attended and provided an overview of the requested zoning relief and intended use of the property. Commissioners and community members had an opportunity to ask questions and offer comments. No opposition to the application was expressed.

Following this discussion, ANC 4E took no formal position on the application and does not oppose the requested relief.

Given the limited time between our meeting and tomorrow's BZA hearing, please accept this email as confirmation of the Commission's position and include it in the official case record. We will not have time to prepare a letter. We appreciate the Office of Zoning's assistance in facilitating the Commission's consideration of this matter on short notice.

Thanks,
Vince

Vince Micone

Board of Zoning Adjustment
District of Columbia
CASE NO. 21506
EXHIBIT NO. 26

Commissioner, 4E02
Chairperson, Advisory Neighborhood Commission 4E
Crestwood/16th Street Heights Neighborhood

From: Reid, Robert (DCOZ) <robert.reid@dc.gov>
Date: Monday, October 26, 2026 at 6:57 AM
To: Alexander Hamilton <alham2@BENESTATE.COM>; Micone, Vince (ANC 4E02) <4E02@anc.dc.gov>
Cc: ANC 4E Office <4E@anc.dc.gov>; Barry, Maria (SMD 4E03) <4E03@anc.dc.gov>; Gonen, Julianna (SMD 4E06) <4E06@anc.dc.gov>
Subject: RE: Board of Zoning Adjustment Public Hearing of October 28, 2026 - Board of Zoning Adjustment Application No. 21506 of RO&LEX, LLC

Good morning Mr. Hamilton,

BZA Application No. 21506 of RO&LEX, LLC remains on the schedule for BZA Virtual Public Hearing of October 28, 2026.

It is highly recommended that if you are able, that you be in attendance for tomorrow's meeting of Advisory Neighborhood Commission 4E, so that you may be able to present your application before that body first, before the BZA Public Hearing on Wednesday.

Should you have any questions, please feel free to contact me.

Respectfully,

Robert I. Reid
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From: Alexander Hamilton <alham2@BENESTATE.COM>
Sent: Sunday, October 25, 2026 3:50 PM
To: Micone, Vince (ANC 4E02) <4E02@anc.dc.gov>; Reid, Robert (DCOZ) <robert.reid@dc.gov>
Cc: ANC 4E Office <4E@anc.dc.gov>; Barry, Maria (SMD 4E03) <4E03@anc.dc.gov>; Gonen, Julianna (SMD 4E06) <4E06@anc.dc.gov>
Subject: Re: Board of Zoning Adjustment Public Hearing of October 28, 2026 - Board of Zoning Adjustment Application No. 21506 of RO&LEX, LLC

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Good afternoon All,

I hope everyone is having as blessed Sunday.

Three questions:

1. Will this ANC meeting be our new BZA date or do we still also have the original BZA meeting in addition to this one?
2. What tab on the ANC website do we use to register for meeting?
3. What are all the documents needed for this presentation? We currently have floor plans, elevations and site plat in our presentation. Does that suffice?

Have a blessed day!

Alexander J. Hamilton,
Project Manager
Benestate LLC
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Washington, D.C. 20024
www.benestate.com
202-905-6989

From: Micone, Vince (ANC 4E02) <4E02@anc.dc.gov>
Sent: Sunday, October 25, 2026 11:33 AM
To: Reid, Robert (DCOZ) <robert.reid@dc.gov>; Alexander Hamilton <alham2@BENESTATE.COM>
Cc: ANC 4E Office <4E@anc.dc.gov>; Barry, Maria (SMD 4E03) <4E03@anc.dc.gov>; Gonen, Julianna (SMD 4E06) <4E06@anc.dc.gov>
Subject: Re: Board of Zoning Adjustment Public Hearing of October 28, 2026 - Board of Zoning Adjustment Application No. 21506 of RO&LEX, LLC

Hi Mr. Reid, I have no record of receiving this application as Chair. The record on notice was that this went to ANC 4D (attached), not 4E. While we have a meeting on October 26, 2026, and I can add the matter on an emergency basis but this does not allow adequate time for consideration. I would respectfully request that this move on the BZA's docket to a future meeting.

Hi Mr. Frias and Mr, Hamilton, ANC 4E will meet on Tuesday, October 27, 2026, at 6:30 pm. Please plan on attending. You may register at the ANC's website at https://anc4e.dc.gov. Commissioner Barry is the Commission's point of contact on this matter. Please provide your presentation materials to Commissioners Barry, Gonen, and myself by COB October 26, 2026. Attached is the draft agenda.

Thanks,
Vince

Vince Micone
Commissioner, 4E02
Chairperson, Advisory Neighborhood Commission 4E
Crestwood/16th Street Heights Neighborhood

On Oct 23, 2026, at 6:15 PM, Reid, Robert (DCOZ) <robert.reid@dc.gov> wrote:

Good evening, Chairperson Micone,

As the Office of Zoning is making final preparations for the Board of Zoning Adjustment Public Hearing of October 28, 2026, a review of the case record in the matter of **Board of Zoning Adjustment Application No. 21506 of RO&LEX, LLC,** shows that no report has yet been filed on behalf of ANC 4E in this case.

If ANC 4E **does not** intend to file a report in this matter, it would be helpful if a letter or statement, on the letterhead of ANC 4E and signed by you, be filed to the record stating that ANC 4E is taking no formal position on the application.

If ANC 4E **does** intend to file a report in this matter, the report can be filed either using either ZC/BZA Form 129-Advisory Neighborhood Commission Report (attached here), or on the letterhead of ANC 4E. Please submit either filing to the record **no later than Tuesday, October 27, 2026.** The report must be signed by you as Chair.

Should ANC 4E wish to appoint a representative Commissioner to appear at Wednesday's hearing, it would be helpful to have a statement designating that Commissioner as the ANC representative, entered into the record (there is also a section of the attached Form 129 where the ANC can designate a representative Commissioner to appear at the hearing). As with the ANC Report, this authorization must be signed by you as Chair.

If the Office of Zoning can provide ANC 4E any assistance in furtherance of this goal, please do not hesitate to contact me.

Respectfully,

Robert I. Reid
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