

EXHIBIT 7 – Summary of Outreach

**LAW OFFICES OF
ANTHONY M. RACHAL III
5004 Cathedral Avenue, N.W., Ste. 200
Washington, D.C. 20016
Tel: 202/494-7171 Fax: 202/362-4706**

March 17, 2025

DC Board of Zoning Adjustments
441 4th St. N.W.
Washington, D.C. 20001

Re: Supplemental Outreach Statement for BZA Application for Special Exception

Dear BZA Board Members:

The owner has scheduled a meeting with ANC 7D to review the plans and the special exception request. This meeting has been confirmed by the chair of the ANC to take place on Tuesday, March 18th, 2025, at 7pm.

Sincerely,
/s/Anthony M. Rachal III
Anthony M. Rachal III

Cc: Saturday S. Nnam, Owner

515 21st Street, N.E.
Washington, D. C. 20003

February 24, 2025

DC Board of Zoning Adjustments
441 4th St NW,
Washington, DC 20001

Re: Outreach Statement for BZA Application for Special Exceptions

Dear BZA Board Members;

As the owner of the property located at 515 21st Street NE, I have sent registered letters concerning this matter to the property owners identified in the Attached Copies to this statement.

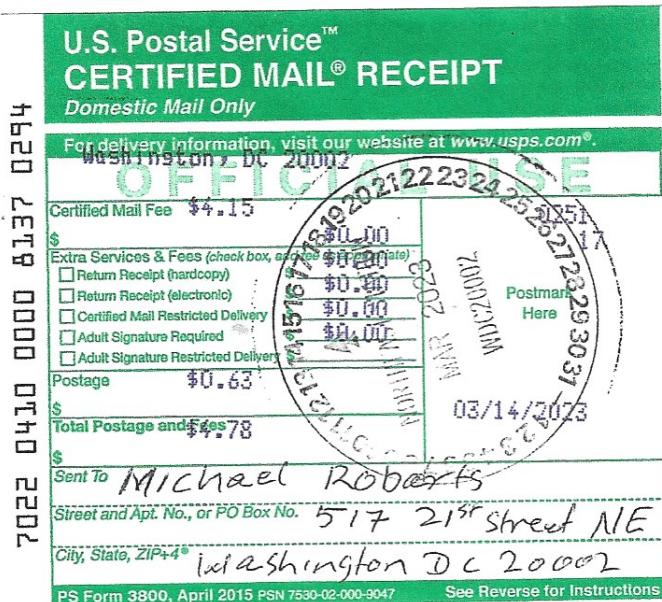
In addition, I will contact my local ANC 7D05 to review the architectural plans with the appropriate sub-committee, if any, at their regularly scheduled meeting. I have also held discussions with my neighbors at 513 and 517 21st Street NE prior to the submission of the application. I have received a Letter of Support from 513 21st Street NE which is submitted as a part of the Application.

I shall reach out to the Office of Planning to discuss the application as well. I will submit an updated statement of the efforts of outreach no less than twenty-one (21) days before the scheduled public hearing, if any, by the BZA on this Application.

Yours truly,

/s/ Saturday S. Nnam

Saturday S. Nnam
Owner



DC Department of Buildings
NEIGHBOR NOTIFICATION LETTER

DATE	<u>2/20/2023</u>	PERMIT NUMBER	<u>B 2207012</u>
ADDRESS OF PROPOSED WORK	<u>ALTERATION / REPAIR AND REAR ADDITION</u>		
OWNER INFORMATION	NEIGHBORING OWNER INFORMATION		
NAME	<u>SATURDAY NATION</u>	NAME	<u>Michael Roben</u>
ADDRESS	<u>515 21st Street NW</u>	ADDRESS	<u>517 21st Street NE</u>
PHONE	<u>202-330-4197</u>	PHONE	<u>202-330-4197</u>
EMAIL	<u>Saturday Nation @</u> <u>Yahoo.com</u>	EMAIL	<u>20002</u>

The District of Columbia Municipal Regulations, 12A D.C.M.R. § 106.2.18.3, requires that owners of properties neighboring construction work be notified in writing prior to issuance of a permit.

DESCRIPTION OF WORK (SAME AS ON PERMIT APPLICATION):

Construct 11'-0" x 18'-0" ADDITION at the rear of my property. ADD Bathroom to the existing. Replace the The existing Bathroom Basement, Paint, Install carpet. No Excavation on The adjoining property.

This permit will include the following work requiring this notification:

- Excavation requiring a permit will occur on the construction site. No
- There is a need to install permanent or temporary structural support for an adjoining premises or part thereof, including but not limited to underpinning, as a result of the proposed work. No
- The proposed work will alter imposed loads on a party wall or any load-bearing member of an adjoining premises. (i.e., vertical addition) No
- Access to an adjoining premises is required to install protective measures or undertake other work required by Section 3307 (i.e., bracing of shared walls, install shared roof flashing, underpinning) to protect the neighboring property. (CHECK ONE) No
 - Your permission is required to access your property. The permit applicant will contact you with additional documentation. No
 - This access does not require permission as limited access is authorized by §3307.2.2 or §3307.4.1 of the District of Columbia Construction Code. No access
- The proposed work will render or potentially render adjoining or adjacent premises noncompliant with Chimney Provisions (vertical addition will be within 2 feet of your chimney or vent, the permit applicant will need to make the chimney/vent code compliant) or with the snow load requirements (vertical addition may cause an increase in the amount of snow that accumulates on your roof. The permit applicant will need to examine your roof structure and determine if your roof will need to be reinforced) No
- Applications for raze permits where the raze work involves any structural work within 3 feet of an adjoining lot line or excavation work more than 3 feet below existing grade. No

You can monitor the status of this permit submission by checking the SCOUT application. Copies of the proposed plans are available on the DOB eRecords website.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Washington, DC 20002

Certified Mail Fee \$4.15

\$
Extra Services & Fees (check box, add fee if appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage \$0.63

\$
Total Postage and Fees \$4.78

\$
Sent To *Karen Jackson* 513 21st Street N.E.
Street and Apt. No., or PO Box No.
City, State, ZIP+4® *Washington DC 20002*

See Reverse for Instructions

PS Form 3800, April 2015 PSN 7590-02-000-9047



DC Department of Buildings
NEIGHBOR NOTIFICATION LETTER

DATE
ADDRESS OF
PROPOSED WORK

5/11/2023

PERMIT NUMBER

B 2207012

OWNER INFORMATION

NAME
ADDRESS
PHONE
EMAIL

Saturday N/Nam
515 21st Street, NW
202-390-4197
Saturday N/Nam
Gmail

NEIGHBORING OWNER INFORMATION

NAME
ADDRESS
PHONE
EMAIL

Stanley M. Jackson
11503 Abram Ln
Glendale MD 20769
202-486-7290
tkarenj@gmail.com

The District of Columbia Municipal Regulations, 12A D.C.M.R. § 106.2.18.3, requires that owners of properties neighboring construction work be notified in writing prior to issuance of a permit.

DESCRIPTION OF WORK (SAME AS ON PERMIT APPLICATION):

Construct 11'-0" x 18'-0" ADDITION at the REAR of the Building. ADD Bathroom to EXISTING BATHROOM. Replace Electrical outlets and light fixtures. Paint, install carpet. in Living Room.

This permit will include the following work requiring this notification:

- Excavation requiring a permit will occur on the construction site. - No. Sport footing
- There is a need to install permanent or temporary structural support for an adjoining premises or portion thereof, including but not limited to underpinning, as a result of the proposed work. No
- The proposed work will alter imposed loads on a party wall or any load-bearing member of an adjoining premises. (i.e., vertical addition) No
- Access to an adjoining premises is required to install protective measures or undertake other work required by Section 3307 (i.e., bracing of shared walls, install shared roof flashing, underpinning) to protect the neighboring property. (CHECK ONE) No
 - Your permission is required to access your property. The permit applicant will contact you with additional documentation.
 - This access does not require permission as limited access is authorized by §3307.2.2 or §3307.4.1 of the District of Columbia Construction Code.
- The proposed work will render or potentially render adjoining or adjacent premises noncompliant with the Chimney Provisions (vertical addition will be within 2 feet of your chimney or vent, the permit applicant will need to make the chimney/vent code compliant) or with the snow load requirements (vertical addition may cause an increase in the amount of snow that accumulates on your roof. The permit applicant will need to examine your roof structure and determine if your roof will need to be reinforced) No
- Applications for raze permits where the raze work involves any structural work within 3 feet of an adjoining lot line or excavation work more than 3 feet below existing grade. No

You can monitor the status of this permit submission by checking the SCOUT application. Copies of the proposed plans are available on the DOB eRecords website.

**EXHIBIT 7 – Summary of Outreach
Supplement Dated March 19, 2025**

**LAW OFFICES OF
ANTHONY M. RACHAL III
5004 Cathedral Avenue, N.W., Ste. 200
Washington, D.C. 20016
Tel: 202/494-7171 Fax: 202/362-4706**

March 19, 2025

DC Board of Zoning Adjustments
441 4th St. N.W.
Washington, D.C. 20001

Re: Supplemental Outreach Statement for BZA Application for Special Exception

Dear BZA Board Members:

The owner scheduled and attended a virtual meeting with ANC 7D on Tuesday, March 18th, 2025, at 7pm. The plans and the special exception request were reviewed. A copy of Building Permit (No. B2207012) was emailed to Chairman Abramovitz, who acknowledged its receipt in his email reply on Wednesday, March 19th.

Sincerely,
Is/Anthony M. Rachal III
Anthony M. Rachal III

Cc: Saturday S. Nnam, Owner

Re: BZA Special Exception for 515 21st. St. NE

From: Zach Abramovitz (zjabramo@gmail.com)
To: amrlaw@att.net
Cc: saturday.nnam@yahoo.com; arnmur@gmail.com; 7d05@anc.dc.gov
Date: Wednesday, March 19, 2025 at 03:48 PM EDT

Good Afternoon Mr. Rachal,

Thanks so much for sharing a copy of the building permit and for joining us last night. Our Committee looks forward to keeping in touch with you and Mr. Nnam as you prepare and file your application with BZA.

Best regards,

Zach Abramovitz, Chair

On Wed, Mar 19, 2025 at 3:41 PM ANTHONY rACHALiii <amrlaw@att.net> wrote:

Chairman Abramovitz,

Thank you and your fellow Commissioners of ANC 7D for your time Tuesday evening to review the proposed Application for Special Exception.

This will be filed with the DC BZA on behalf of Mr. Saturday Nnam this month.

In response to Commissioner Payne's request during our session, please find attached a copy of the Building Permit for
515 21st Street NE. Please note again that all clearances were given by the DC DOB, including Historic Preservation Review sign off
for this Permit to be issued.

Sincerely,
Anthony Rachal, Esq.

AMR

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On Tuesday, March 18, 2025 at 03:43:17 PM EDT, Zach Abramovitz <zjabramo@gmail.com> wrote:

Good Afternoon Mr. Rachal,

I just wanted to follow-up to confirm that you received the Zoom link OK for your presentation tonight. We have you scheduled for 7:00 p.m., but you're welcome to join earlier, if you'd like. Re-attaching the agenda, and pasting the dial-in information below. We're looking forward to seeing you virtually tonight!

Zoom Link: <https://dc-gov.zoom.us/j/85381753742?pwd=NrlAEJ7beVbSPmb3voDbeHqyYnfDoE.1>

Password: anc7d

Best,

Zach Abramovitz, Chair

On Sun, Mar 16, 2025 at 9:46 PM Zach Abramovitz <zjabramo@gmail.com> wrote:

Good Evening Mr. Rachal,

We look forward to your presentation at our monthly meeting of ANC 7D's Committee on Housing, Economic Justice, Zoning, and ABCA this Tuesday, March 18 at 7:00 p.m. Please find dial-in information below, as well as the full agenda attached.

<https://dc-gov.zoom.us/j/85381753742?pwd=NrlAEJ7beVbSPmb3voDbeHqyYnfDoE.1>
password - anc7d

Please don't hesitate to reach out if you have any questions or concerns in advance.

Best,

Zach Abramovitz, Chair

On Tue, Mar 11, 2025 at 7:34 PM Zach Abramovitz <zjabramo@gmail.com> wrote:

Thanks, Commissioner Payne!

Mr. Rachal - It's great to be in touch, and I'm happy to hear 7:00-7:30 p.m. works well for you to join our Committee meeting on Tuesday, March 18. As Commissioner Payne noted, this will be a Zoom meeting. I'm currently finalizing our agenda, and I will send you a copy of it, along with the Zoom link, as soon as possible. In the interim, please don't hesitate to reach out if you have any questions or concerns.

Thanks, and we look forward to seeing you next week!

Best,

Zach Abramovitz, Chair
ANC 7D Committee on Housing,
Economic Justice, Zoning, and ABCA

On Tue, Mar 11, 2025 at 6:59 PM Payne, Ebony (SMD 7D05) <7D05@anc.dc.gov> wrote:

This will be a zoom meeting. I have included our committee chair Zach Abramovitz to confirm that you have accepted the 7-7:30 time slot on the agenda for the 18th.

Thank you!

Ebony Payne, Commissioner
ANC 7D05
Kingman Park
202-427-2068

From: ANTHONY rACHALii <amrlaw@att.net>
Sent: Tuesday, March 11, 2025 3:55 PM

To: Payne, Ebony (SMD 7D05) <7D05@anc.dc.gov>
Cc: Saturday Nnam <saturday.nnam@yahoo.com>; Arnold Murray <arnmur@gmail.com>; Office of ANCs <OANCS@dc.gov>
Subject: Re: BZA Special Exception for 515 21st. St. NE

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Commissioner Payne,

Thank you for this update. We accept being scheduled for the date of your ANC's March 18th Meeting of the Housing Committee.

Is this an in-person meeting or one held by Zoom?

Regards,
Mr. Rachal
AMR, Esq.

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On Tuesday, March 11, 2025 at 03:32:46 PM EDT, Payne, Ebony (SMD 7D05) <7D05@anc.dc.gov> wrote:

Thank you for your patience.

Our next Housing Committee meeting will be March 18 at 6:30 p.m.. They can add you to the agenda for the 7-730 p.m. time slot. Will that work for you?

Commissioner Ebony Payne
ANC 7D05, Kingman Park
202-427-2068

From: ANTHONY rACHALiii <amrlaw@att.net>
Sent: Tuesday, March 11, 2025 11:55:27 AM
To: Payne, Ebony (SMD 7D05) <7D05@anc.dc.gov>
Cc: Saturday Nnam <saturday.nnam@yahoo.com>; Arnold Murray <arnmur@gmail.com>; Office of ANCs <OANCS@dc.gov>
Subject: Re: BZA Special Exception for 515 21st. St. NE

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Commissioner Payne,

Just left a voice message for you. Are we still on for a meeting of the ANC today March 11th at 6:30pm?

Can you please provide the correct address for the meeting location. Thanks. You can also reach me by phone on 202-494-7171.

Sincerely,
Mr. Rachal

AMR

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On Monday, March 10, 2025 at 08:18:45 AM EDT, Payne, Ebony (SMD 7D05) <7D05@anc.dc.gov> wrote:

Good morning,

I am confirming receipt of your documents. Can you please clarify if you have already expanded the construction by two feet or are you seeking permission? Can you also clarify if you notified the neighbors at 513 and 517 of the two foot expansion? I will be forwarding your documents to our ANC Chair to see if we can either get you on tomorrow's agenda or get you on the agenda for our Housing committee's next meeting.

Thank you,

Commissioner Ebony Payne
ANC 7D05, Kingman Park
202-427-2068

From: ANTHONY rACHALiii <amrlaw@att.net>
Sent: Thursday, March 6, 2025 2:09:37 PM
To: Payne, Ebony (SMD 7D05) <7D05@anc.dc.gov>
Cc: Saturday Nnam <saturday.nnam@yahoo.com>; Arnold Murray <arnmur@gmail.com>; Office of ANCs <OANCS@dc.gov>
Subject: BZA Special Exception for 515 21st. St. NE

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Hello Commissioner Payne, you spoke with my assistant Mr. Arnold Murray today, Thursday March 6, 2025.

Mr. Nnam had to expand his home's addition by two feet. We have filed a BZA case and have attached a copy of the plans, and some supporting documents. Thank you for reviewing the documents. We look forward to meeting with the ANC on March 11th and seek your support for this request.

Sincerely, Mr. Rachal

AMR

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