

## 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 4<sup>th</sup> 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 18<sup>th</sup>, 2025, at 7pm.

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

Cc: Saturday S. Nnam, Owner

515 21<sup>st</sup> 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 21<sup>st</sup> 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 21<sup>st</sup> Street NE prior to the submission of the application. I have received a Letter of Support from 513 21<sup>st</sup> 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

2022 0410 0000 8137 0294

U.S. Postal Service<sup>TM</sup>  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://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 Michael Roberts

Street and Apt. No., or PO Box No. 517 21<sup>st</sup> Street NE

City, State, ZIP+4® Washington DC 20002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

OFFICIAL USE

151671819202122232425262728293031

MAR 2023

WDC20002

Postman Here

03/14/2023

DC Department of Buildings  
NEIGHBOR NOTIFICATION LETTER

DATE 2/26/2023 PERMIT NUMBER B 2207012  
ADDRESS OF PROPOSED WORK ALTERATION/REPAIR AND REAR ADDITION  
OWNER INFORMATION NEIGHBORING OWNER INFORMATION  
NAME SATURDAY NINBA NAME Michael Roben  
ADDRESS 515 21st Street NE ADDRESS 517 21st Street NE  
PHONE 202-330-4197 PHONE 202-330-4197  
EMAIL Saturday Ninba @ yahoo.com EMAIL 20002

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 existing Bathroom Equipment, 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 port 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 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](http://www.usps.com)®.

Washington, DC 20002

Certified Mail Fee \$4.15

Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$0.30  
☐ Return Receipt (electronic) \$0.00  
☐ Certified Mail Restricted Delivery \$0.00  
☐ Adult Signature Required \$0.00  
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$4.78

Sent To Kareed Jackson

Street and Apt. No., or PO Box No. 513 21<sup>st</sup> Street N.E

City, State, ZIP+4® Washington DC 20002

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



DC Department of Buildings  
NEIGHBOR NOTIFICATION LETTER

DATE 5/11/2023 PERMIT NUMBER B 2207012  
ADDRESS OF PROPOSED WORK 515 21st Street, NE, Washington DC 20002  
OWNER INFORMATION  
NAME Saturday Nnam  
ADDRESS 515 21st Street NE  
PHONE 202-390-4197  
EMAIL Saturday Nnam @ yahoo.com  
NEIGHBORING OWNER INFORMATION  
NAME Stanley M. Jackson  
ADDRESS 11503 Aghram Ln  
PHONE Glendale MD 20769  
EMAIL 202-486-7290  
tekerang @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 4<sup>th</sup> 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 18<sup>th</sup>, 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,  
*/s/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](mailto: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

Confidentiality Notice: This e-mail is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this e-mail in error, please notify <[amrlaw@att.net](mailto:amrlaw@att.net)> by return e-mail and destroy the original message and all copies thereof.

Circular 230 Notice: To ensure compliance with Treasury regulations regarding practice before the IRS, we inform you that, unless expressly stated otherwise, any federal tax advice contained in this communication was not intended or written to be used, and cannot be used, by any taxpayer for the purpose of (i) avoiding penalties that may be imposed on the taxpayer under United States federal tax law, or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

On Tuesday, March 18, 2025 at 03:43:17 PM EDT, Zach Abramovitz <[zjabramo@gmail.com](mailto: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=NrIAEJ7beVbSPmb3voDbeHgyYnfDoE.1>

**Password:** anc7d

Best,

Zach Abramovitz, Chair

On Sun, Mar 16, 2025 at 9:46 PM Zach Abramovitz <[zjabramo@gmail.com](mailto: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=NrIAEJ7beVbSPmb3voDbeHgyYnfDoE.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](mailto: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](mailto: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 rACHALiii <[amrlaw@att.net](mailto:amrlaw@att.net)>

**Sent:** Tuesday, March 11, 2025 3:55 PM

**To:** Payne, Ebony (SMD 7D05) <[7D05@anc.dc.gov](mailto:7D05@anc.dc.gov)>

**Cc:** Saturday Nnam <[saturday.nnam@yahoo.com](mailto:saturday.nnam@yahoo.com)>; Arnold Murray <[arnmur@gmail.com](mailto:arnmur@gmail.com)>; Office of ANC's <[OANCS@dc.gov](mailto:OANCS@dc.gov)>

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

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

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.

Confidentiality Notice: This e-mail is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this e-mail in error, please notify <[amrlaw@att.net](mailto:amrlaw@att.net)> by return e-mail and destroy the original message and all copies thereof.

Circular 230 Notice: To ensure compliance with Treasury regulations regarding practice before the IRS, we inform you that, unless expressly stated otherwise, any federal tax advice contained in this communication was not intended or written to be used, and cannot be used, by any taxpayer for the purpose of (i) avoiding penalties that may be imposed on the taxpayer under United States federal tax law, or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

On Tuesday, March 11, 2025 at 03:32:46 PM EDT, Payne, Ebony (SMD 7D05) <[7d05@anc.dc.gov](mailto: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](mailto:amrlaw@att.net)>

**Sent:** Tuesday, March 11, 2025 11:55:27 AM

**To:** Payne, Ebony (SMD 7D05) <[7D05@anc.dc.gov](mailto:7D05@anc.dc.gov)>

**Cc:** Saturday Nnam <[saturday.nnam@yahoo.com](mailto:saturday.nnam@yahoo.com)>; Arnold Murray <[arnmur@gmail.com](mailto:arnmur@gmail.com)>; Office of ANC's <[OANCS@dc.gov](mailto:OANCS@dc.gov)>

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

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

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

Confidentiality Notice: This e-mail is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this e-mail in error, please notify [<amrlaw@att.net>](mailto:amrlaw@att.net) by return e-mail and destroy the original message and all copies thereof.

Circular 230 Notice: To ensure compliance with Treasury regulations regarding practice before the IRS, we inform you that, unless expressly stated otherwise, any federal tax advice contained in this communication was not intended or written to be used, and cannot be used, by any taxpayer for the purpose of (i) avoiding penalties that may be imposed on the taxpayer under United States federal tax law, or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

On Monday, March 10, 2025 at 08:18:45 AM EDT, Payne, Ebony (SMD 7D05) [<7d05@anc.dc.gov>](mailto: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>](mailto:amrlaw@att.net)

**Sent:** Thursday, March 6, 2025 2:09:37 PM

**To:** Payne, Ebony (SMD 7D05) [<7D05@anc.dc.gov>](mailto:7D05@anc.dc.gov)

**Cc:** Saturday Nnam [<saturday.nnam@yahoo.com>](mailto:saturday.nnam@yahoo.com); Arnold Murray [<arnmur@gmail.com>](mailto:arnmur@gmail.com); Office of ANCs [<OANCS@dc.gov>](mailto:OANCS@dc.gov)

**Subject:** BZA Special Exception for 515 21st. St. NE

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

You don't often get email from [amrlaw@att.net](mailto:amrlaw@att.net). [Learn why this is important](#)

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 11<sup>th</sup> and seek your support for this request.

Sincerely, Mr. Rachal

AMR

Confidentiality Notice: This e-mail is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this e-mail in error, please notify <[amrlaw@att.net](mailto:amrlaw@att.net)> by return e-mail and destroy the original message and all copies thereof.

Circular 230 Notice: To ensure compliance with Treasury regulations regarding practice before the IRS, we inform you that, unless expressly stated otherwise, any federal tax advice contained in this communication was not intended or written to be used, and cannot be used, by any taxpayer for the purpose of (i) avoiding penalties that may be imposed on the taxpayer under United States federal tax law, or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.