

**Inner City Development, LLC**  
**1516 12<sup>th</sup> Street, N.W.**  
**Washington, D.C. 20005**  
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**dchome@hotmail.com**

June 18, 2025

*Via email*

Frederick Hill, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W., Suite 200S  
Washington, DC 20001

**Re: BZA Application #xxxxx: 1647 West Virginia Ave NE: Square 4054, Lot 57**

Dear Board Members:

On behalf of Mr. Jame Williams, the owner of the property described as Square 4054, Lot 57, which is located at 1647 West Virginia Ave NE (the "Property"), I submit this application and supporting materials to request Special Exemption for Section C-1501.1 for Height to permit construction of a stairway and storage area penthouse to access the approved roof deck. The proposal meets all other Zoning requirements.

Enclosed are the following materials:

- Self-Certification Form 135;
- Surveyor's Plat showing the boundaries and dimensions of the existing lot and proposed structure;
- Plans and Elevations for the proposed project;
- Statement of the Applicant describing the existing and intended uses of the subject property including explaining how the application meets the specific tests identified in the Zoning Regulations,
- Color Photographs of the existing dwellings and alley conditions;
- Statement of Existing and Intended Use;
- Statement of Intended Community Outreach;
- Map and Mailing list of property owners within a 200 feet radius; and
- Letter of Authorization
- Certification of Proficiency

We appreciate this opportunity to have our proposal reviewed and look forward to your approval.

Truly yours,  
Inner City Development, LLC

Joel D. Heisey



Board of Zoning Adjustment  
District of Columbia  
CASE NO.21351  
EXHIBIT NO.11