

**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**

Application of
JYL Healing LLC

BZA Application No: BZATmp5804
ANC: 3D 05

STATEMENT OF THE APPLICANT

I.

Nature of Application

This is an application by JYL Healing LLC (“**Applicant**”) for special exception relief from the strict requirements of the Zoning Regulations to change the use of a 623 SF commercial tenant on the 2nd floor at 4818 MacArthur Avenue NW (Square 1388, Lot 0028) (the “**Property**”). The Property is zoned MU-4. The application requests a special exception pursuant to 11 DCMR Subtitle X, §901.2 to permit a massage establishment pursuant to the applicable conditions of Subtitle U, §513.1 (h). The project will conform to the Zoning Regulations in all other ways.

II.

Jurisdiction of the Board

The Board has jurisdiction to grant the relief requested pursuant to Subtitle X, §901.2 of the Zoning Regulations (11 DCMR Subtitle X, §901.2).

III.

Information Regarding the Property and Project

A. Description of the Project

The Applicant proposes changing the business use of the Property from a commercial office to a massage establishment that will have as a principal use the administration of health massages. No new construction is proposed or required.

B. Description of the Property

The existing building has two stories and a finished basement. There are two commercial units in the building. Access to both units is via the front door on MacArthur Boulevard. There are separate doors to each unit that open off a small foyer.

The door to the second floor unit opens to a stairway that climbs one story to the Property. JYL Healing will occupy the 623 SF second story Property. This space is already divided into four offices, a reception area, and bathroom.

The door to the first floor unit opens directly from the foyer to the other unit in the building. An existing tenant, Little Ivies DC (littleiviesdc.com), occupies the first floor and basement unit. Little Ivies is a Child Development Center that cares for fewer than 100 children.

C. Description of the Neighborhood

The Property is located in the Palisades neighborhood near the south end of the business district near the intersection of MacArthur Boulevard and Reservoir Road. The Property is two-story commercial building that is a former row house. It fronts on MacArthur Blvd and there is an alley in the back. The Property is located in the MU-4 Zone District to provide for mixed-use development that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The area currently includes restaurants, retail, and services. The area already includes Subtitle U, §513 Special Exception Uses (MU-USE Group E) businesses including: (c) Animal care, (e) Fast food establishments or food delivery service eating and drinking establishments, (f) Gasoline service station, (j) Parking, and (o) Veterinary hospital.

Like most businesses in this neighborhood, ample street parking is available on MacArthur Boulevard. There is also a new Metropolis parking lot on U Street (parking.com).

IV.

Description of Relief Requested

Pursuant to 11 DCMR Subtitle U, §513.1 (h) the Board may grant a special exception for a massage establishment that has as a principal use the administration of massages subject to applicable conditions.

V.

Satisfaction of Standards for Relief

Under Subtitle X §901.2, in order to obtain special exception relief, the applicant must show that the requested relief (1) will be in harmony with the intent and purpose of the Zoning Regulations and Zoning Maps, (2) will not adversely affect neighboring properties, and (3) will meet such special conditions as may be specified.

- (1) The area is zoned MU-4 to provide for mixed-use development that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The Palisades MacArthur Blvd MU-4 district neighborhood currently includes restaurants, retail, and services surrounded by a few buildings with multiple dwelling units and single residences. The proposed business use fits in with the other existing personal services establishments in this neighborhood. This business would comply with all Zoning Regulations and Zoning Maps but requires an exception for its specific category under Subtitle U §513.1.
- (2) The Palisades MacArthur Blvd MU-4 business district is a neighborhood with a ready market for business related to healthy living and quality of life. There are already many personal services such as nail spas and personal trainers in the Palisades but there are no massage establishments. We sincerely believe that this business will enhance the value of neighboring properties by offering a desired and convenient service to residents and neighbors.
- (3) JYL Healing agrees to meet any special conditions such as those under Subtitle U §513.1 as specified below.

For the special exception for a massage establishment, under Subtitle U §513.1 (h) the applicant must show that (1) establishment shall be compatible with other uses in the area; (2) the use shall not be objectionable because of its effect on the character of the neighborhood or because of noise, traffic, or other conditions; and (3) the establishment shall not have an adverse impact on religious, educational, or other institutional facilities located in the area.

- (1) The area already includes §513 Special Exception Uses (MU-USE Group E) businesses including: (c) Animal care, (e) Fast food establishments or food delivery service eating and drinking establishments, (f) Gasoline service station, (j) Parking, and (o) Veterinary hospital. There are also similar personal services such as nail spas and personal trainers in the neighborhood. This new foot massage spa will be very compatible with existing businesses. It will likely provide enhanced value to them through referrals.

(2) The proposed massage establishment will have only three treatment rooms. Only manual reflexology and acupressure massage techniques will be employed by this massage establishment. No electrical, water or sonic equipment will be employed in treatments. Business hours will be no longer than 10AM to 9PM which is the same as or similar to other businesses that already operate in the area.

(3) Like other service-oriented businesses already operating in the area this massage establishment is related to healthy living and quality of life. The businesses already located in the area are not having an adverse impact on religious, educational, or other institutional facilities located in the area. JYL Healing plans to be an active participant in the Palisades neighborhood and will be a good neighbor to the many well-known institutions in the area.

VI.

Conclusion

For all of the above reasons, the Applicant is entitled to the special exception relief requested in this case.

Respectfully submitted,



[SEAL]

Peter J. FitzGerald, Owner



Jiangyan Li, Tenant



Joseph Busch, Agent

EXHIBIT A



THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

July 24, 2025

REFERRAL MEMORANDUM

Wndaw for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: Address: 4818 MACARTHUR BLVD NW
Square, Suffix, Lot: Square 1388, Lot 0028
Zoning District: MU-4
DOB Permit #: B2504505

SUBJECT: Change of use to massage parlor

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	U-513.1 (h) X-901.2	Proposed use is not permitted as matter-of-right

Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of Zoning Administration.

FY-24-8-Z | RJW

NOTES AND COMPUTATIONS						
Building Permit #:	B2504505	Zone:	MU-4		N&C Cycle #:	1
DOB BZA Case #:		Existing Use:	Office		Date of Review:	July 23, 2025
Property Address:	4818 MACARTHUR BLVD NW	Proposed:	Massage Parlor		Reviewer:	Greg Garland
Block:	1388	Lot(s):	0028	ZC/BZA Order:		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1,460	n/a	n/a	1,460	n/a	
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	
Floor area ratio,	n/a	n/a	n/a	n/a	n/a	
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	
Principal building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Rear yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	
Distance beyond the rear wall of adjoining buildings	n/a	n/a	n/a	n/a	n/a	
Side yard,	n/a	n/a	n/a	n/a	n/a	
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	
Green area ratio (score)	n/a	n/a	n/a	n/a	n/a	
Use	office	n/a	n/a	massage parlor		U 513.1 (b)

EXHIBIT B

Board of Zoning Adjustment
441 4th Street NW
Suite 200-S
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application
4818 MacArthur Blvd NW (Square 1388, Lot 0028)

Honorable Members of the Board:

The purpose of this letter is to authorize Joseph Busch to represent us in the filing and processing of the Board of Zoning Adjustment application regarding the above-referenced property.

Sincerely,

LANDLORD: FitzGerald Properties Limited Partnership

By:  [SEAL]
Name: PETER J FITZGERALD M

Date: 8/5/2025

Board of Zoning Adjustment
441 4th Street, NW
Suite 200-S
Washington, D.C. 20001

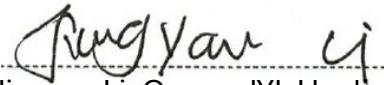
Re: Board of Zoning Adjustment Application
4818 MacArthur Boulevard NW (Square 1388, Lot 0028) 2nd Floor Unit

Honorable Members of the Board:

The purpose of this letter is to authorize Joseph Busch to represent us in filing and processing the Board of Zoning Adjustment application regarding the above referenced property.

Sincerely,

Jianyan Li

By: 
Jianyan Li, Owner, JYL Healing LLC

July 9, 2025

EXHIBIT C

ZONE MAP EXCERPT

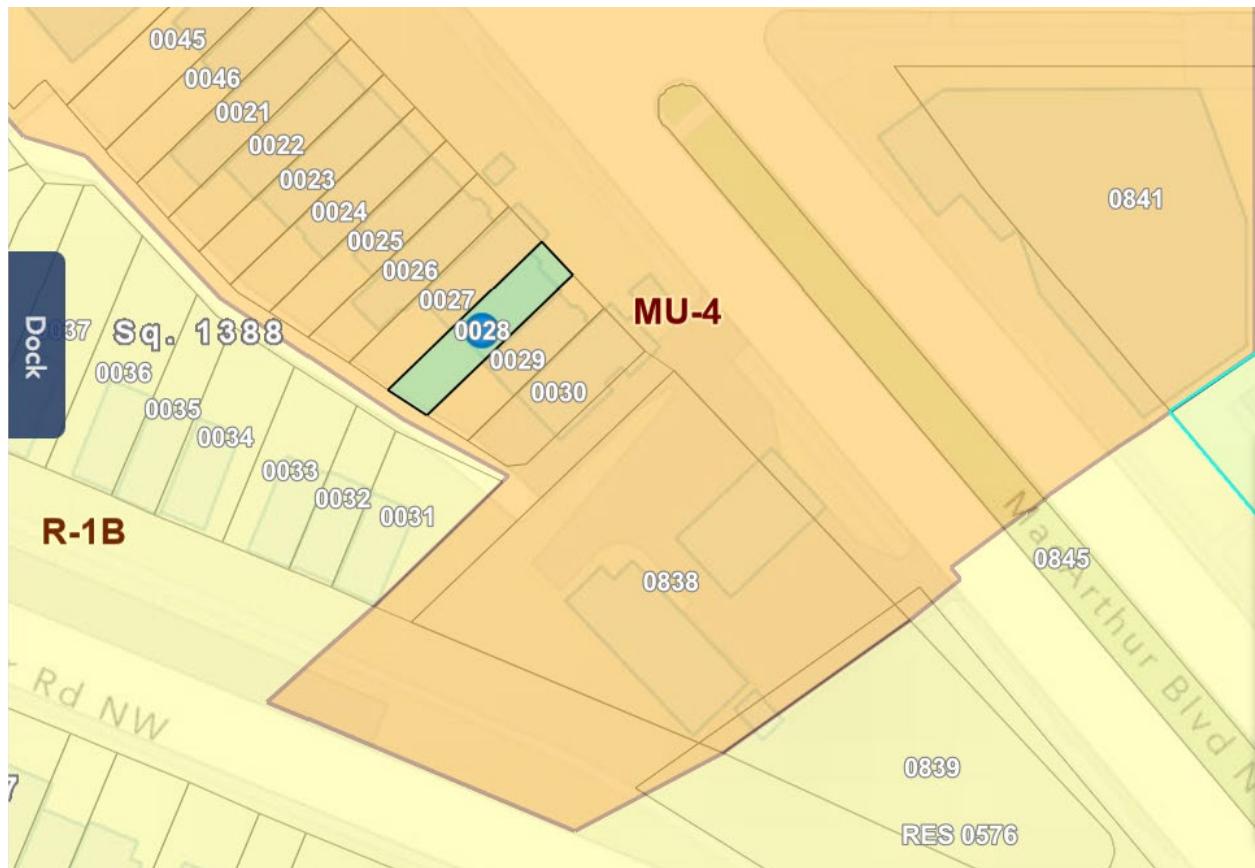


EXHIBIT D

CERTIFICATION OF PROFICIENCY

I hereby certify that I have read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment (“**Board**”) as set forth in Subtitle Y of Title 11 of the District of Columbia Municipal Regulations (“**2016 Zoning Regulations**”), and am able to competently represent the applicant and owner in proceedings before the Board.



Joseph Busch

EXHIBIT E

STATEMENT OF PUBLIC OUTREACH

JYL Healing LLC (the “**Applicant**”) is committed to working with the surrounding community, ANC 3D05, its neighbors, and other District agencies regarding (the “**Project**”) and the required BZA relief.

The Applicant has communicated with the ANC 3D05 to inform them about the Project. The Applicant will continue to keep the ANC apprised of Project including this filing with the BZA.

The Applicant has been in regular contact with the Child Development Center tenant downstairs who have been supportive of our work to get the change of use business permit approved. We will continue to work to communicate with our neighbors to keep area other businesses and residents informed about the Project. The Applicant is committed to continuing this outreach in advance of the Board’s public hearing and in the future as the business operates in the neighborhood.



Jiangyan Li, Owner, JYL
Healing LLC

EXHIBIT F

**NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN 200 FEET
IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY INVOLVED IN THE
APPLICATION**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1374	0841	4859 MACARTHUR BLVD NW	FIRST FSK LP 1 CVS DR WOONSOCKET RI 02895-6146
1387	0054	4840 RESERVOIR RD NW	ALI, FARID 1358 GIRARD ST NW # 2 WASHINGTON DC 20009-6908
1387	0068	4856 RESERVOIR RD NW	WINTERS, LENORE J 4862 RESERVOIR RD NW WASHINGTON DC 20007-1561
1387	0069	4854 RESERVOIR RD NW	JEFFREY D KAPLAN TRUSTEE 4854 RESERVOIR RD NW WASHINGTON DC 20007-1561
1387	0070	4852 RESERVOIR RD NW	DOUGHERTY, MASAKO 46 LINCOLN AVE HASTINGS HDSN NY 10706-2506
1387	0071	4850 RESERVOIR RD NW	ANNE C FIELDING LIVING TRUST 4850 RESERVOIR RD NW WASHINGTON DC 20007-1561
1387	0072	4848 RESERVOIR RD NW	LYONS, MICHAEL D 4848 RESERVOIR RD NW WASHINGTON DC 20007-1561
1387	0073	4846 RESERVOIR RD NW	KAPMINS PROPERTIES LLC 4854 RESERVOIR RD NW WASHINGTON DC 20007-1561
1387	0074	4844 RESERVOIR RD NW	SALOMON, MARIELA L 4844 RESERVOIR RD NW WASHINGTON DC 20007-1561
1388	0021	4832 MACARTHUR BLVD NW	STRIMPLE, LLC 6200 OREGON AVE NW WASHINGTON DC 20015-1543
1388	0022	4830 MACARTHUR BLVD NW	SABINA PERI FOGLE TRUSTEE 4828 MACARTHUR BLVD NW WASHINGTON DC 20007-6510
1388	0023	4828 MACARTHUR BLVD NW	THE BENSON TARRANT FOGLE REVOCABLE TRUST 4828 MACARTHUR BLVD NW WASHINGTON DC 20007-6510
1388	0024	4826 MACARTHUR BLVD NW	HAE SOOK KIM TRUSTEE 15510 TUXEDO LN GAINESVILLE VA 20155-3241
1388	0025	4824 MACARTHUR BLVD NW	CHEN, SIAUFENG T 4930 ESKRIDGE TER NW

			WASHINGTON DC 20016-3443
1388	0026	4822 MACARTHUR BLVD NW	ENMAN CORPORATION 5264 LOUGHBORO RD NW WASHINGTON DC 20016-2634
1388	0027	4820 MACARTHUR BLVD NW	KLSM INC 9 GREAT ELM CT POTOMAC MD 20854-1228
1388	0028	4818 MACARTHUR BLVD NW	FITZGERALD, PETER J 1447 DOLLEY MADISON BLVD MC LEAN VA 22101-3811
1388	0029	4816 MACARTHUR BLVD NW	FITZGERALD, PETER J 1447 DOLLEY MADISON BLVD MC LEAN VA 22101-3811
1388	0030	4814 MACARTHUR BLVD NW	4814 MACARTHUR BLVD NW LLC 5153 SHERIER PL NW WASHINGTON DC 20016-3321
1388	0031	4815 RESERVOIR RD NW	MRABET, HELE 4815 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0032	4817 RESERVOIR RD NW	RAMASWAMY RAMANA 41 THE PRYORS EAST HEATH RD LONDON NW3 1BP UNITED KINGDOM
1388	0033	4819 RESERVOIR RD NW	WINN, ANDREW M 4819 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0034	4823 RESERVOIR RD NW	HERNANDEZ, ALAN N 6549 KRISTINA URSULA CT FALLS CHURCH VA 22044-1100
1388	0035	4825 RESERVOIR RD NW	DALY, LINDSAY M 4825 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0036	4827 RESERVOIR RD NW	BROWN, CHERYL L 4827 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0037	4831 RESERVOIR RD NW	ZARABOZO, ELENA M 2915 ARIZONA AVE NW WASHINGTON DC 20016-3416
1388	0038	4833 RESERVOIR RD NW	CATES-BRISTOL, JESSICA 4833 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0039	4835 RESERVOIR RD NW	DONNA M ATTANASIO TRUSTEE 4835 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0045	4836 MACARTHUR BLVD NW	CONGRESSIONAL MACARTHUR HOLDINGS LLC 7117 MEADOW ST WARRENTON VA 20187-7158

1388	0046	4834 MACARTHUR BLVD NW	MACART LLC 12709 GLEN MILL RD POTOMAC MD 20854-1936
1388	0098	4840 MACARTHUR BLVD NW	107 LLC 2164 WISCONSIN AVE NW WASHINGTON DC 20007-2280
1388	0098	4840 MACARTHUR BLVD NW	4840 MACARTHUR DEVELOPMENT LLC 5530 WISCONSIN AVE SUITE 1452 CHEVY CHASE MD 20815
1388	0098	4840 MACARTHUR BLVD NW	ABRAHAM, HEIDI 4840 MACARTHUR BLVD NW UNIT 404 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	ALAJATI, FADI 4840 MACARTHUR BLVD NW APT 301 WASHINGTON DC 20007-1566
1388	0098	4840 MACARTHUR BLVD NW	ALDE, CLARINDA G
1388	0098	4840 MACARTHUR BLVD NW	ANDREW FELDMAN TRUSTEE 7708 MASTERS DR POTOMAC MD 20854-3857
1388	0098	4840 MACARTHUR BLVD NW	ASHFIELD 1988 LLC
1388	0098	4840 MACARTHUR BLVD NW	BANZON, HINO 4840 MACARTHUR BLVD NW UNIT 608 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	BARAKAT, SARAH 4840 MACARTHUR BLVD NW # 308 WASHINGTON DC 20007-1566
1388	0098	4840 MACARTHUR BLVD NW	BRUNE, BARBARA 4840 MACARTHUR BLVD NW APT 302 WASHINGTON DC 20007-1566
1388	0098	4840 MACARTHUR BLVD NW	BRUNET, MAGALIE 4840 MACARTHUR BLVD NW # 304 WASHINGTON DC 20007-1566
1388	0098	4840 MACARTHUR BLVD NW	CAVE, AGNES 4840 MACARTHUR BLVD NW # 605 WASHINGTON DC 20007-1526
1388	0098	4840 MACARTHUR BLVD NW	COYNE, BRENDAN 4840 MACARTHUR BLVD NW APT 502 WASHINGTON DC 20007-1523
1388	0098	4840 MACARTHUR BLVD NW	DE OLIVEIRA, GENI M 4840 MACARTHUR BLVD NW UNIT 203 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	DEFILLPPES, XIMENA O 1829 47TH PL NW WASHINGTON DC 20007-1910

1388	0098	4840 MACARTHUR BLVD NW	DISTRICT OF COLUMBIA, DAUGHTERS OF THE AMERICAN REVOLUTION 4840 MACARTHUR BLVD NW UNIT 207 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	DTS, LLC 4840 MACARTHUR BLVD NW APT 103-C WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	DTS, LLC 4840 MACARTHUR BLVD NW APT 104-C WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	DTS, LLC 4840 MACARTHUR BLVD NW APT 102-C WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	DTS, LLC 4840 MACARTHUR BLVD NW APT 101-C WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	ESCAFFI, KARLA E 4840 MACARTHUR BLVD NW APT 603 WASHINGTON DC 20007-1526
1388	0098	4840 MACARTHUR BLVD NW	GARNETT, MAYA 4840 MACARTHUR BLVD NW UNIT 606 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	HAWK, MARIANNE 4840 MACARTHUR BLVD NW UNIT 506 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	HAWTHORNE, IAN O 4840 MACARTHUR BLVD NW WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	HUGHES, CHARLES
1388	0098	4840 MACARTHUR BLVD NW	IMBERT, DOMINIQUE M 4840 MACARTHUR BLVD NW UNIT 508 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	JOUEJATI, MURHAF 4840 MACARTHUR BLVD NW # 408 WASHINGTON DC 20007-1522
1388	0098	4840 MACARTHUR BLVD NW	MANALO, MARYLOU B 4840 MACARTHUR BLVD NW APT 403 WASHINGTON DC 20007-1522
1388	0098	4840 MACARTHUR BLVD NW	MARIA D FERRAR TRUSTEE 4840 MACARTHUR BLVD NW APT 407 WASHINGTON DC 20007-1522
1388	0098	4840 MACARTHUR BLVD NW	MARK A EIGENBRODE TRUSTEE 4840 MACARTHUR BLVD NW APT 604 WASHINGTON DC 20007-1526
1388	0098	4840 MACARTHUR BLVD NW	MOENNIG, HANS 4516 Q ST NW WASHINGTON DC 20007-2536

1388	0098	4840 MACARTHUR BLVD NW	MOORE, ELIZABETH C 4840 MACARTHUR BLVD NW APT 607 WASHINGTON DC 20007-1526
1388	0098	4840 MACARTHUR BLVD NW	PARULIAN, FRISKA 4840 MACARTHUR BLVD NW UNIT 204-C WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	PHELPS, JOSHUA RYAN 4840 MACARTHUR BLVD NW APT 206C WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	SAVRANSKY, SOFYA 4840 MACARTHUR BLVD NW UNIT 303 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	SRIKAR, ANEESHA 4840 MACARTHUR BLVD NW UNIT 503 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	STOKEL, JOYCE A 4840 MACARTHUR BLVD NW UNIT 504 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	SULLIVAN, NATHALIE B 4840 MACARTHUR BLVD NW APT 402 WASHINGTON DC 20007-1522
1388	0098	4840 MACARTHUR BLVD NW	TRINER, MATTHEW 4840 MACARTHUR BLVD NW APT 507 WASHINGTON DC 20007-1523
1388	0098	4840 MACARTHUR BLVD NW	US BANK TRUST NA 3701 REGENT BLVD STE 200 STE 200 IRVING TX 75063-2296
1388	0098	4840 MACARTHUR BLVD NW	WEARS, BRADLEY E 4840 MACARTHUR BLVD NW UNIT 306 WASHINGTON DC 20007-1565
1388	0098	4840 MACARTHUR BLVD NW	WEARS, BRADLEY E 4840 MACARTHUR BLVD NW UNIT 305 WASHINGTON DC 20007-1565
1388	0828	4837 RESERVOIR RD NW	IMREDY, STEVEN G 4837 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0829	4839 RESERVOIR RD NW	QUIRKE, CLAIRE V 4839 RESERVOIR RD NW WASHINGTON DC 20007-1543
1388	0838	4812 MACARTHUR BLVD NW	ANACOSTIA REALTY LLC 6820B COMMERCIAL DR SPRINGFIELD VA 22151-4201
1389	0025	4865 MACARTHUR BLVD NW	4865 MACARTHUR LANDLORD LLC 888 16TH ST NW STE 555 WASHINGTON DC 20006-4142

EXHIBIT G

BUILDING PLAT

**DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR**

Washington, D.C., July 29, 2025

Plat for Building Permit of :

SQUARE 1388 LOT 28

Scale: 1 inch = 20 feet

Recorded in Book 111 Page 11

Receipt No. 25-04935

Drawn by: A.S.

Furnished to: JIANGYAN LI

I hereby certify that the dimensions and configuration of the lot(s) herein depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).

Anup Shrestha

Surveyor, D.C.
For

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____
Date: _____
Printed Name: _____ Relationship to Lot Owner: _____
If a registered design professional, provide license number _____ and include stamp below.

0 10 30 60 100

SCALE: 1:20

SR-25-04935(2025)

SHEET 1 OF 2

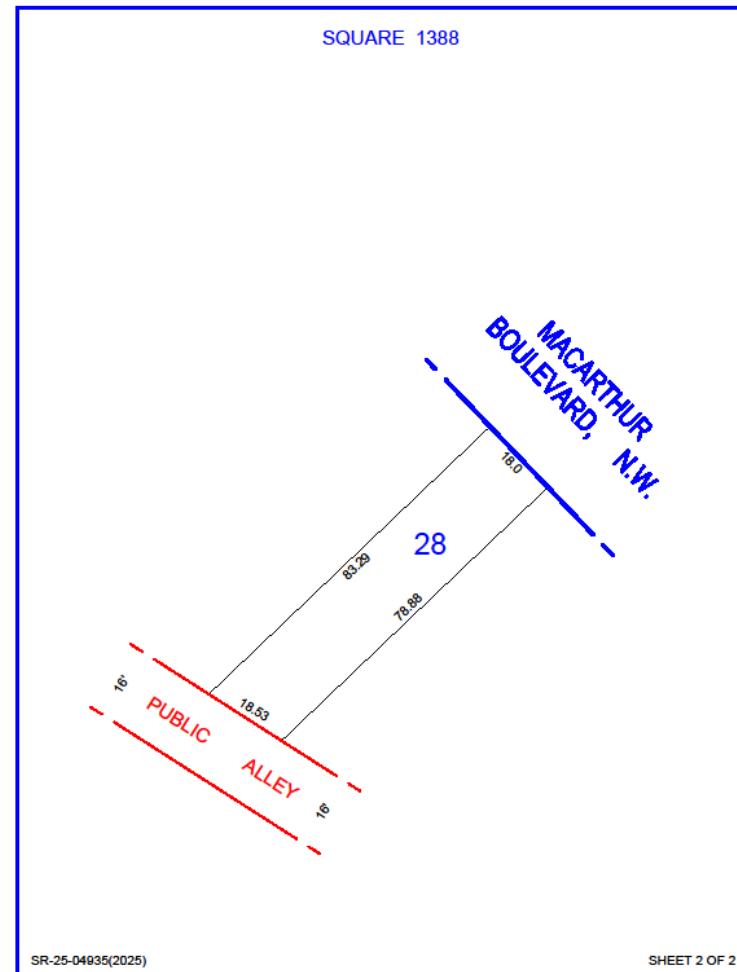


EXHIBIT H

4818 MACARTHUR BOULEVARD NW PHOTOGRAPHS OF THE BUILDING
SECOND FLOOR UNIT IS SUBJECT OF ZONING EXCEPTION REQUEST



FRONT



REAR



FRONT 2

SECOND FLOOR UNIT FLOOR PLAN SUBJECT OF ZONING EXCEPTION REQUEST

