

**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.

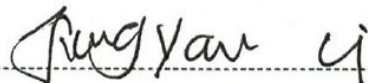
Conclusion

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

Window 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 | | |
| Square: 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 n/a n/a | n/a | |
| Lot width (ft. to the tenth) | n/a | n/a | n/a | | n/a | |
| Building area (sq. ft.) | n/a | n/a | n/a | | n/a | |
| Lot occupancy (building area/lot area) | 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 (h) |

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

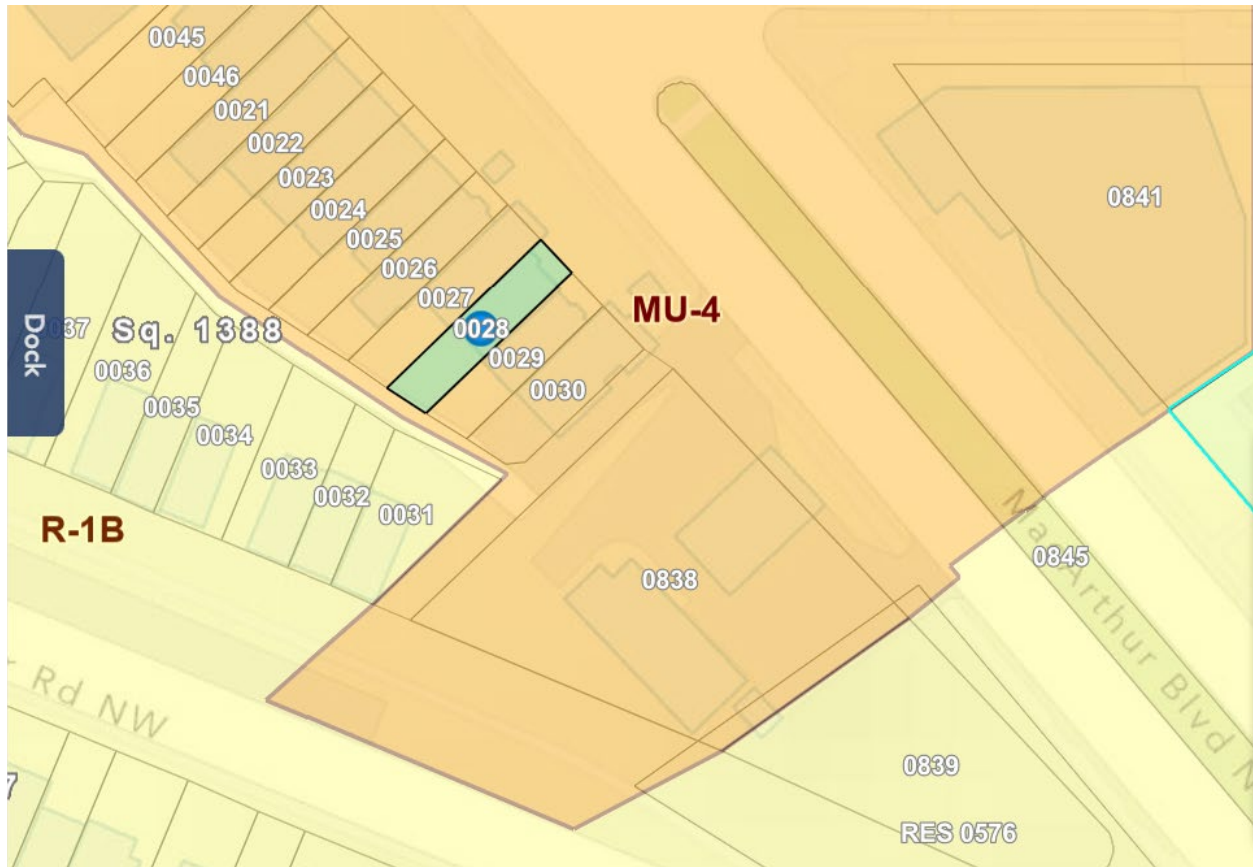



EXHIBIT D

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

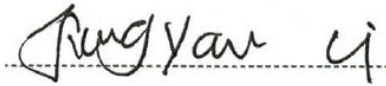
EXHIBIT E

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.

A handwritten signature in black ink, appearing to read "Jiangyan Li", written over a horizontal dashed line.

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 |

| | | | |
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| | | | 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, HELA 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 |

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|------|------|------------------------|--|
| 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) hereon 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
 For Surveyor, D.C.

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 _____; and
- 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.

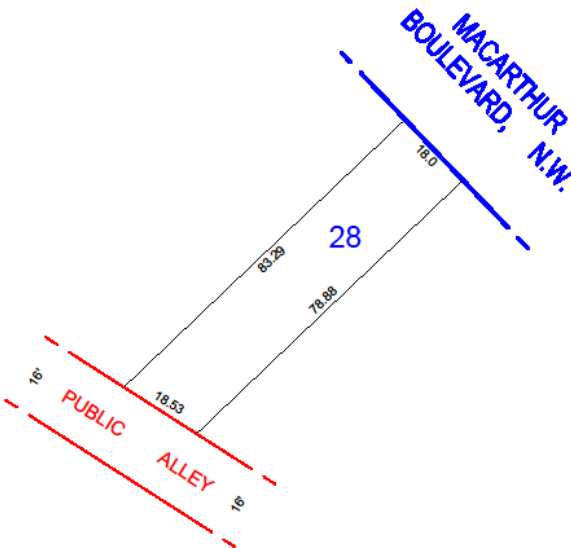
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and 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.


 SCALE: 1:20

SR-25-04935(2025) SHEET 1 OF 2

SQUARE 1388



SR-25-04935(2025) SHEET 2 OF 2

EXHIBIT H

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



FRONT

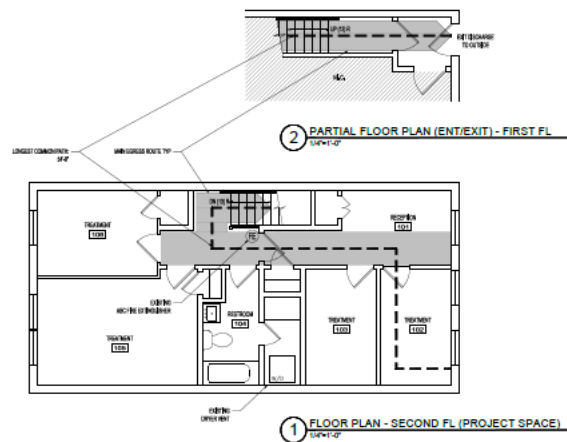


REAR



FRONT 2

SECOND FLOOR UNIT FLOOR PLAN SUBJECT OF ZONING EXCEPTION REQUEST



JYL Healing

4018 MacArthur Blvd NW
Washington, DC 20007

KYP
ARCHITECTS

KYP Architects, P.C.
413 Nature Lane
Kensington, MD 20890
301.315.1908

DATE:



REFERENCE:

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