

June 4, 2025

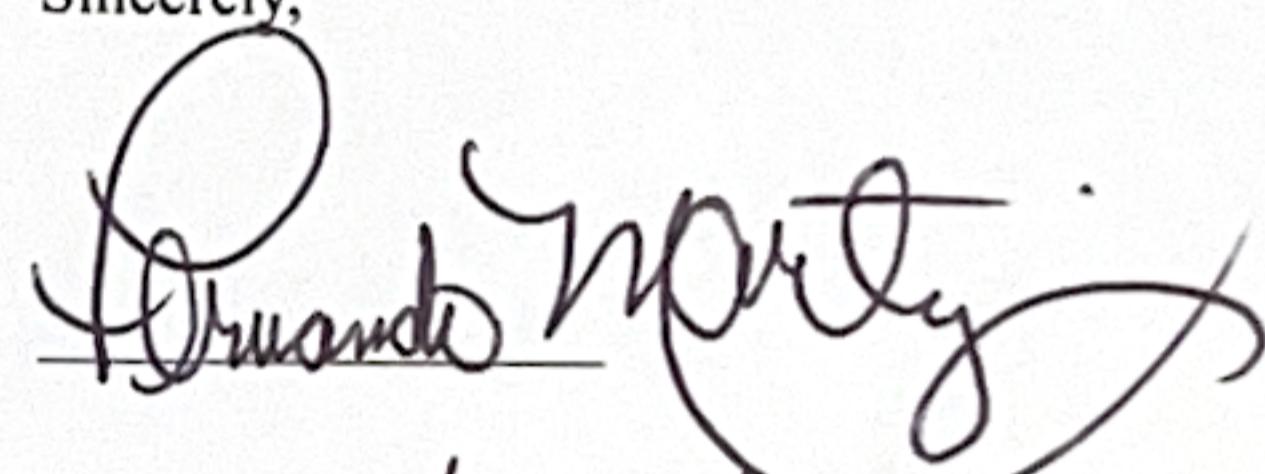
District of Columbia Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, D.C. 20001

Re: Owner Authorization Letter - Application for Special Exception
228 Hamilton Street NW (Sq. 3326, Lot 0082)

Dear Board of Zoning Adjustment:

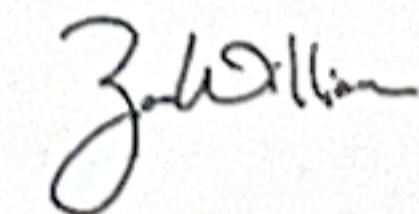
Fernando Martinez, the owner of the above-referenced property, hereby authorizes District Line Development, LLC and its attorney, Zachary G. Williams and the law firm of Venable LLP, to act on the owner's behalf and to file and process an application for a special exception and any other related application related to development of the above-referenced property and to represent Fernando Martinez in all proceedings before the Board of Zoning Adjustment relating to such applications. This authorization includes the power of the above-referenced agent to bind Fernando Martinez before the Board of Zoning Adjustment.

Sincerely,



Fernando Martinez
Date: 07/31/2025

I have read the Board of Zoning Adjustment's Rules of Practice and Procedure and I am able to competently represent the owner.



Zachary G. Williams