

September 9, 2025

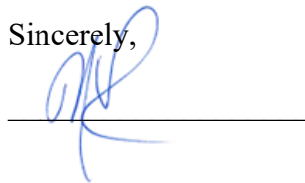
District of Columbia Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, D.C. 20001

Re: Owner Authorization Letter - Application for Special Exceptions
2318 – 2322 Nicholson Street SE (Sq. 5560, Lot 0819, 0008)

Dear Board of Zoning Adjustment:

NICHOLSON ST HOLDINGS LLC, the owner (“Owner”) of the above-referenced property, hereby authorizes 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 Owner in all proceedings before the Board of Zoning Adjustment relating to such applications. This authorization includes the power of the above-referenced agents to bind Owner before the Board of Zoning Adjustment.

Sincerely,

A handwritten signature in blue ink, appearing to be "NICHOLSON ST HOLDINGS LLC", written over a horizontal line.

Nicholson St Holdings LLC

Date: 10/14/25

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

A handwritten signature in black ink, appearing to be "Zachary G. Williams", written in a cursive style.

Zachary G. Williams