

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
2324 Nicholson Street SE (Sq. 5560, Lot 0007)

Dear Board of Zoning Adjustment:

NICHOLSON STREET PROPERTIES LLC, the owner ("Owner") of the above-referenced property, hereby authorizes NICHOLSON ST HOLDINGS 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 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,

Mazen Zaatari

Nicholson Street Properties 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.

Zachary Williams

Zachary G. Williams