

October 21, 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
1342 Eastern Ave NE – (Square 5172, Lot 0809)

Dear Board of Zoning Adjustment:

Eastern Avenue Holdings III, 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,



Matt Medvene

member

Date: 10/22/25

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



Zachary G. Williams

Board of Zoning Adjustment
District of Columbia
CASE NO. 21416
EXHIBIT NO. 10