

3/15/2026

Commissioner Alex Akalu:

Single Member District Commissioner (SMD 4A06@anc.dc.gov)

Advisory Neighborhood Commission 4A

Re: Application of RSGDCONCORD, LLC (5912 13th Street NW; 5906 13th Street NW; 1301 Missouri Avenue NW; 1309 Missouri Avenue NW; 1315 Missouri Avenue NW) (Square 2792 Lot 0804)

Dear Commissioner Akalu:

I am the authorized agent for the owner of subject property of reference above, which is the subject of special exception relief application before the Board of Zoning Adjustment (BZA).

The subject property comprises five (5) buildings sited on a single tax lot, each containing fourteen (14) dwelling units.

The owner proposes to rehabilitate the existing buildings, including increasing the aggregate number of dwelling units by ten (10) dwelling units, two dwelling units per building all through interior reconfiguration only; meaning additions increasing existing building footprints are not contemplated or proposed. Exterior work is limited to providing accessibility as may be required under the Building Codes, and the installation of thirty-four (34) parking spaces otherwise not in current existence accessible via a driveway located on Rock Creek Ford Road NW

The subject property is currently improved by five (5) buildings each containing fourteen (14) buildings for an aggregate seventy (70) dwelling units, and the use will remain a rental property containing eighty (80) dwelling units

A special exception is required pursuant to Subtitle U, Chapter 2, §421.1

This letter is to request your assistance with placement on the calendar of the Zoning and Land Use Committee and with an outreach effort to residents within your district who are within two hundred feet (200 ft.) radius of the subject property to arrange an opportunity to present to those residents, and subsequently to ANC 4A, the proposed project for review, input and feedback.

Please let me know how to proceed and I look forward to working with you to ensure resident participation and input

Respectfully,

A handwritten signature in blue ink, appearing to read "J. B. Bell".

Board of Zoning Adjustment
District of Columbia
CASE NO. 21476
EXHIBIT NO. 10