

March 11, 2026

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
829-827 Upshur Street NW, Washington DC 20011 (Sq. 3024, Lots 0072 and 71)

Dear Board of Zoning Adjustment:

Nevaldo Bailey, Trustee of the Nevaldo Bailey Lifetime Trust, UDT, 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 the 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 the Owner before the Board of Zoning Adjustment.

Sincerely,



Nevaldo Bailey

Date: 3/11/26

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