



**R. MICHAEL CROSS
DESIGN GROUP**

1140 3RD ST NE STE 200
Washington, DC 20002-7899
P | 202.536.3006
F | 804.332.6402
E | info@rmichaelcross.com

August 3, 2026

Board of Zoning Adjustment

Applicant's Notification to ANC and Office of Planning

This statement is submitted on behalf of 71 WAB V STREET LLC (the "Applicant"), owner of the property location at 71 V St NW, Square 3118, Lot 0041 (the "Subject Property"). The Subject Property, located in the RF-1 zone district between North Capitol St and 1st St NW

The Applicant has contacted local Advisory Neighborhood Commission (ANC) 5E and the Office of Planning. Proof of contact has been attached to this letter.

Elizabeth Stuart Meekins

From: Elizabeth Stuart Meekins
Sent: Monday, July 27, 2026 1:54 PM
To: Planning@dc.gov
Subject: 71 V St NW | BZA Application
Attachments: 71 V St NW - Existing Photos.pdf; 71 V St NW - Form135(SIGNED).pdf; 71 V St NW - BZA Set.pdf; 71 V St NW - Burden of Proof Statement.pdf

Good afternoon,

Per the requirements of Subtitle Y § 300.11, we are notifying of our application for 71 V St NW. The application is currently under BZATmp7477 until accepted by Office of Zoning and assigned a B number. Attached are the relevant documents for our relief of the 10' addition rule in the RF-1 zone.

Thanks,
Lizzie

ELIZABETH STUART MEEKINS
SENIOR PROJECT COORDINATOR

R. MICHAEL CROSS DESIGN GROUP
ARCHITECTURE AND DESIGN

1140 3rd St NE STE 200
WASHINGTON DC 20002
emeekins@RMCDG.com
o: 202.536.3006
f: 804.332.6402
d: 202.747.0037 x7106

Elizabeth Stuart Meekins

From: Elizabeth Stuart Meekins
Sent: Tuesday, July 14, 2026 2:47 PM
To: 5E05@anc.dc.gov
Cc: R. Michael Cross
Subject: 71 V ST NW | ANC Outreach

Good Afternoon,

We are reaching out regarding a project at 71 V ST NW. The owner is requesting Special Exception relief for a rear addition greater than 10' past the adjoining neighbor in the RF-1 zone. This project is already in construction and during that process the contractor demolished the existing rear addition and re-built the addition to the same footprint and same height. However, this triggered a Stop Work Order as Zoning now finds the addition to be non-conforming. Therefore, this relief is to allow the continuation to rebuild the addition that was previously existing.

We would greatly appreciate to be added to your agenda at your next meeting to present our project in hopes of receiving ANC support before we proceed to the BZA.

Let me know if you have any questions/concerns at this time.

Thanks,
Lizzie

ELIZABETH STUART MEEKINS
SENIOR PROJECT COORDINATOR

R. MICHAEL CROSS DESIGN GROUP
ARCHITECTURE AND DESIGN

1140 3rd St NE STE 200
WASHINGTON DC 20002
emeekins@RMCDG.com
o: 202.536.3006
f: 804.332.6402
d: 202.747.0037 x7106