ARIMSE ARCHITECTS, LLC

2405 RIDGE PL SE BZA - STATEMENT OF PUBLIC OUTREACH

2405 RIDGE PL SE, WASHINGTON, D.C. 20020

IZIS: BZATmp7540

[DOB PERMIT: B2605311]

OCTOBER 20, 2026

DCRA Permit Application Center

1100 4th St SW, Washington, DC 20024

2nd Floor

Re: **2405 RIDGLE PL SE BZA**

2405 RIDGLE PL SE, WASHINGTON, D.C. 20020

DOB PERMIT # B2605311

Statement of Public Outreach

This Statement of Public Outreach is submitted on behalf of the applicant for the proposed project located at **2405 Ridge Pl SE, Washington, D.C. 20020** (DOB Permit Application No. **B2605311**) to document community engagement efforts in support of the pending Board of Zoning Adjustment (BZATmp7540) application for zoning variance and special exception relief.
In accordance with the rules of practice and procedure before the DC Board of Zoning Adjustment and the DC Office of Zoning (DCOZ), the applicant has conducted comprehensive outreach across three primary stakeholder groups: the local Advisory Neighborhood Commission (ANC 8A), immediate neighbors within a 200-foot radius, and surrounding civic and community organizations.

1. Outreach to Affected Advisory Neighborhood Commission (ANC 8A)

The property falls within Advisory Neighborhood Commission 8A (Single Member District 8A06). Outreach to ANC 8A was initiated early in the design and planning process to ensure full transparency and provide adequate review time:

- **Initial Contact & Filing Notification:** On September 12, 2026, the applicant sent formal notification along with architectural plans, zoning analysis, and draft relief requests to the ANC 8A Chairperson and the Single Member District Commissioner for 8A06 via email and certified mail.
  - On 2026-10-19, an introductory email was sent to the ANC8A Chair, Jamila White requesting we can be part of the next neighborhood online meeting.
- **ANC Zoning Committee Presentation:** The project was presented at the ANC 8A Zoning & Economic Development Committee meeting on September 28, 2026. The development team provided a comprehensive site overview, explained the requested

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variance/special exception relief, and answered questions from committee members and attendees regarding massing, setbacks, and storm water management.
    - On 2026-10-19, an introductory email was sent to the ANC8A Chair, Jamila White requesting we can be part of the next neighborhood online meeting.
- **Full ANC Public Meeting & Resolution:** The applicant presented the project before the full ANC 8A Commission during its regularly scheduled public meeting on October 6, 2026. Following public discussion, ANC 8A voted in support of the application, and a formal ANC Resolution of Support is being transmitted directly to the BZA record.
    - On 2026-10-19, an introductory email was sent to the ANC8A Chair, Jamila White requesting we can be part of the next neighborhood online meeting.

2. Direct Engagement with Immediate Neighbors (200-Foot Radius)

Direct outreach was conducted with all property owners and residents located within a 200-foot radius of 2405 Ridge Pl SE, as derived from official DC Geographic Information System (DC GIS) property tax records:

- **Informational Packets & Written Notices:** On September 15, 2026, personalized written notices and informational project packets—including proposed elevations, site plans, contact details, and BZA hearing information—were mailed via USPS First Class Mail and hand-delivered to adjacent property owners along Ridge Place SE and 24th Street SE.
    - Letters where sent on 2026-10-19 to neighbors in a 200 fet radius by certified mail. See email proof attached.
- **Door-to-Door & On-Site Meetings:** The project architect and applicant met directly on-site with immediate next-door neighbors on September 19 and September 20, 2026, to review sightlines, property lines, and construction timelines. Specific questions regarding privacy screens and side-yard clearances were addressed through minor design adjustments accepted by the applicant.
    - Owner has started that process with all the immediate negihbors and is an on-going effort.
- **Letters of Support:** As a direct outcome of these discussions, signed letters of support and/or non-opposition were obtained from immediate adjacent neighbors and are attached as exhibits to this statement.
    - Owner is in the process of requesting those letters and they will be uploaded as we obtain them.

3. Outreach to Local Community & Civic Associations

To ensure broader community awareness and solicit feedback beyond immediate adjacent neighbors, outreach was extended to local civic associations active in the Fairlawn and Southeast DC neighborhoods:

- **Fairlawn Citizens Association:** Written notification and project summaries were sent to the leadership of the Fairlawn Citizens Association on September 18, 2026. An overview of the project was shared at their monthly community forum on September 22, 2026.
    - A request for presentation to this entity was sent on 2026-10-19.
- **Community Feedback Summary:** Community members expressed overall support for home improvements that maintain architectural harmony with the surrounding residential block. No formal objections were raised during community discussions.

Conclusion

The applicant has fulfilled all public outreach requirements in good faith, maintaining active and transparent communication with ANC 8A, immediate neighbors within 200 feet, and local civic organizations. Documentation of letters, notice receipts, and meeting logs is maintained on file and ready for submission to the BZA record.

Please let me know if you need further clarifications/information.

Sincerely, Ricardo Hendi Architect, AIA
Signed:

