BROWN LAW

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October 22, 2026

Via IZIS

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

RE: Z.C. Case No. 23-19A – PUD Time Extension
Applicant's Proposed Findings of Fact and Conclusions of Law

Dear Commissioners:

On behalf of the NHP Foundation and Elm Gardens Owner, LLC, the applicants in the above-referenced case, please accept the attached Findings of Fact and Conclusions of Law for the PUD time extension approved by the Commission at its October 8, 2026, meeting.

Respectfully submitted,

The Brown Law Firm PLLC

By: Mary Carolyn Brown

cc: The NHP Foundation
Certificate of Service (attached)

Attachment (Proposed Z.C. Order No. 23-19A)

ZONING COMMISSION
District of Columbia
CASE NO. 23-19A
EXHIBIT NO. 5

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on **Octobr 22, 2026,** copies of the foregoing proposed order in Z.C. Case No. 23-19A were served upon the following by the means indicated:

Via Email
D.C. Office of Planning
1100 4th Street, S.W., Suite 650E
Washington, D.C. 20024
Attn: Crystal Myers (Crystal.Myers@dc.gov)

Via Email
Advisory Neighborhood Commission 4B
5806 3rd Place, N.W.
Washington, DC 20011
Attn: Mr. Charlie Mayer, SMD 4B04 (4B04@anc.dc.gov)
Attn: Ms. Shamira Christian, Chair, SMD 4B02 (4B02@anc.dc.gov)

Via Email
Elm Gardens Tenants Association, *Party in Support*
7050 Eastern Ave., N.W.
Washington, D.C. 20012
elmgardenstenants@gmail.com

Via Email
Eastmont Cooperative, *Party in Opposition*
7056 Eastern Ave., N.W.
Washington, D.C. 20012
Attn: Jeremi Jones (jdjones@jurmee.com)

By: Mary Carolyn Brown
Mary Carolyn Brown