

October 6, 2025

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: **Z.C. Case No. 24-15: Application of 901 Monroe Street, LLC (the "Applicant") to the District of Columbia Zoning Commission for a Consolidated PUD and Related Zoning Map Amendment — Applicant's Final Proffers and Conditions – Missing Pages from October 2, 2025, Submission**

Dear Chairman Hood and Commissioners:

On October 2, 2025, pursuant to the requirements of Subtitle X, Section 308.6, the Applicant submitted its final list of proffers and corresponding conditions of approval. Unfortunately, that submission was missing pages 16-17, the signature page, and the certificate of service page. Those missing pages are attached to this letter. Please note that the information provided on pages 16-17 is unchanged from the Applicant's draft proffers and conditions submitted to the Zoning Commission and all parties on September 18, 2025.

I apologize for any inconvenience, please feel free to contact me with any questions.

Respectfully submitted,



Paul Tummonds

Encl.

CC: Hillary Lovick, Esq.
Jacob Ritting, Esq.
Office of Zoning Legal Division

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by electronic mail to the following addresses on October 6, 2025.

Jennifer Steingasser
Matthew Jesick
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Erkin Ozberk
Noah Hagen
District Department of Transportation
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200 Footers – Party Opponent
c/o Barbara Kahlow and Guy Durant
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barbara.kahlow@verion.net

ANC 5B
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Commissioner Ra Amin
5B04@anc.dc.gov

ANC 5F
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Brookland Neighborhood Civic Association
c/o Dawn Amore, President
brooklandcivic@yahoo.com


Paul Tummonds

construction or construction management issues from the prior quarter and provide an overview of major work for the upcoming quarter.

- iii. Copies of the plans shall be available and permits posted on the construction site and provided to each subcontractor before its work commences.

k. Contractors: The Applicant will enforce contractor compliance with all rules and regulations described herein with all such conditions included in all general and subcontractor oral and written contracts. The Applicant will require that all contractors and subcontractors use only licensed vehicles and that they comply with all DC traffic laws and regulations.

l. Pre- and Post-Construction Surveys. The Applicant will hire an independent testing and inspection firm. Prior to commencement of work on the Property, the Applicant will reach out to the owners of adjacent properties to inquire if such owners wish to have their property and all improvements on the property thoroughly surveyed by an independent professional. The owners of the following properties will be contacted: the rowhouses on the west side of 9th Street in Square 3829W, the six rowhouses on the west side of 10th Street in Square 3829, the properties in the 900 block of Lawrence Street (907-919 Lawrence Street) on the south side of Lawrence Street in Square 3830, 1000 Monroe Street in Square 3881, and 901 Newton Street in Square 3827. The owners of these properties will hereby called "Adjacent Owners." The surveys will include photographs and video evidence of the condition of each surveyed Adjacent Owner property. After substantial completion of the excavation and construction work on the Property, a final survey of each interested Adjacent Owner property (with photographs and video evidence) will be undertaken by the same independent professional. The surveys are intended to provide the Applicant and each participating Adjacent Owner a reference point from which to determine the effect, if any, that construction activity on the Property had on each Adjacent Owner's property. The surveys will be performed at the Applicant's sole cost and expense. Each survey report shall be provided to the Applicant and to the Adjacent Owner. If the Applicant is not permitted access to an Adjacent Owner property, the Applicant is not required to perform the above-noted survey for that particular Adjacent Owner property.

Should the Applicant become aware of any cracks that develop in improvements on the Surveyed Properties during construction, a program of crack monitoring administered by a qualified independent company shall be put in place immediately.

m. Responsibility for Damage to Adjacent Owner Property. The Applicant agrees to repair, at its own expense, any damage to the property or improvements thereon of an Adjacent Owner, which is proximately caused by the construction activity on the Property. All repairs shall be commenced within 60 days of the Applicant and the Adjacent Owner agreeing upon the necessary and appropriate repairs. Prior to beginning the pre-construction survey, the name and firm's biographical information will be provided to the owners of the Surveyed Properties. Any damage to adjacent properties that is

valued less than \$5,000, as agreed upon by Applicant and Adjacent Owner, shall be repaired by the Applicant commencing within three business days (Monday-Saturday) unless Applicant and Adjacent Owner jointly agree to monetary reimbursement instead of repairs.

- n. Noise (see also provision i.iii.). The Applicant will not permit any activity on the Applicant's property which generates sound levels in excess of eighty decibels (80 db.) measured 25 feet from edge of site per DC Department of Buildings' Noise Regulation Handbook. Additionally, all electrical generators and compressors will not be turned on before 7:00 a.m. on weekdays and 8:00 a.m. on Saturdays and will be turned off by 7:00 p.m. All exterior work and interior work at any hour shall not exceed eighty decibels (80 db.). At all times, workers will be prohibited from playing loud music and will be encouraged not to talk loudly on 9th, 10th, Lawrence, and Kearney Streets.
- o. Permits (see also provision j.iii.). All plans and permits will be on-site as required under the DC Construction Code and available for inspection by the community.
- p. Tree Protection and Replacement. The Applicant agrees to implement a tree protection plan which will designate any trees proposed to be saved by the Applicant. These trees may be located on the 901 Monroe Street Property. The tree protection plan shall be prepared by a certified arborist or a horticultural professional with demonstrated expertise in tree protection techniques on urban sites and shall be submitted and approved by DDOT prior to the issuance of a clearing, grading or demolition permit.
- q. Crane Swing Agreements. The Applicant shall endeavor to enter into agreements with each property owner should there be crane swings above its adjacent property.
- r. Maintenance Prior to Construction. The Applicant agrees to maintain the site in a clean, safe and well-maintained condition prior to the issuance of a clearing, grading or demolition permit.
- s. Post-Completion Cleanup. The Applicant will work with the 200-Footers Group to determine the terms at a later date.

ZC Case No. 24-15
Applicant's Final Proffers and Conditions
October 2, 2025

The Applicant looks forward to the Commission taking Final Action on this application at the October 23, 2025, Public Meeting. Please feel free to contact the undersigned with any questions.

Respectfully submitted,

A handwritten signature in black ink that reads "Paul Tummonds". The signature is stylized, with a large, sweeping "P" and a long, horizontal stroke extending from the end of the name.

Paul Tummonds

CC: Hillary Lovick, Esq.
Jacob Ritting, Esq.
Office of Zoning Legal Division

Certificate of Service

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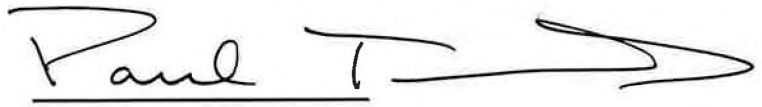
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