

Washington DC Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Map Amendment – 1337, 1339, and 1327 Girard Street NW (Square 2855, Lots 71, 72, and 803), Rezoning from RF-1 to RA-4

Dear Members of the Commission:

I represent Andy and Debbie Wilson LLC, who is the owner of 1327 Girard Street NW and the applicant for this proposed zoning map amendment. I hereby authorize the law firm of Hijazi & Carroll, P.A. to submit the zoning map amendment application on our behalf, and to represent us in all proceedings before the D.C. Zoning Commission concerning the application.

Sincerely,

Andy and Debbie Wilson LLC

By: Peter Chinloy

Name: PETER CHINLOY

Title: MANAGING MEMBER

Date: 2/18/26.

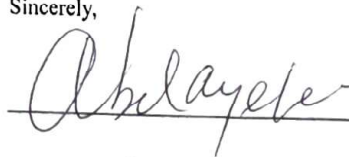
Washington DC Office of Zoning
441 4th Street, NW, Suite 200S
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Re: Map Amendment – 1337, 1339, and 1327 Girard Street NW (Square 2855, Lots 71, 72, and 803), Rezoning from RF-1 to RA-4

Dear Members of the Commission:

I, Abel Ayele, am the owner of the property located at 1337 Girard Street NW. I hereby authorize Andy and Debbie Wilson LLC, through their agent Hijazi & Carroll, P.A., to apply for a zoning map amendment which will affect my property. I understand that the application, if successful, will rezone my property from the RF-1 Zone to the RA-4 Zone. I further understand that the law firm of Hijazi & Carroll, P.A. will be representing Andy and Debbie Wilson LLC in all proceedings before the D.C. Zoning Commission concerning the application.

Sincerely,



Name: Abel Ayele

Date: 2/17/26

Letter of Explanation Regarding Why All Owners' Signatures Could Not Be Obtained

The property subject to this zoning map amendment application consists of Lots 71, 72, and 803 in Square 2855 (the "Property"). These lots are addressed as 1337 Girard Street NW, 1339 Girard Street NW, and 1327 Girard Street NW, respectively. Andy and Debbie Wilson LLC (the "Applicant") is the owner of 1327 Girard Street. 1337 Girard Street is owned by an individual named Abel Ayele, who has signed a letter of authorization supporting this application which, if successful, would rezone his lot. The Applicant attempted to get a similar signed letter of authorization from the owner of 1339 Girard Street; the purpose of this letter is to explain why this ultimately was impracticable.

1339 Girard Street NW was previously co-owned by an individual named Margaret Labat and her son, Robert R. Middleton Jr. Mr. Middleton informed the Applicant that Ms. Labat is deceased and he is now sole owner, and accordingly, the Applicant has corresponded with him regarding getting support for a zoning map amendment application. Following the April 3rd, 2025, meeting with the ANC1A Housing and Zoning Committee where they encouraged the Applicant to seek additional density for their development project, the Applicant contacted Mr. Ayele and Mr. Middleton; their support would be needed for a potential map amendment because the proposed area of RA-4 Zoning would need to include their properties to connect with existing RA-4 Zoning on the block. Both owners gave initial verbal support to rezoning their lots, and this further encouraged the Applicant to proceed with putting together a zoning map amendment application.

Following the Applicant mailing a Notice of Intent for the zoning map amendment application to neighboring property owners on July 14, 2025, Mr. Middleton reached out to the Applicant due to concerns that his lot would be purchased and/or redeveloped, and received reassurance that though his property may be rezoned, the Applicant is not interested in redeveloping his lot. A copy of the correspondence between Mr. Middleton and the Applicant's representatives is attached to this letter. Mr. Middleton affirmed his support for the project by email in this correspondence. Following this, Mr. Middleton assisted by providing the Applicant with information needed for the Applicant to mail a second Notice of Intent to the tenants of 1339 and 1337 Girard Street in August 2025.

In February 2026, following the Applicant's February 5th, 2026, meeting with the ANC1A Housing and Zoning Committee, the Applicant reached out to both Mr. Ayele and Mr. Middleton for formal letters of support to submit with the zoning map amendment application. However, the Applicant was able to only contact Mr. Ayele. Despite repeated attempts since then to reestablish contact with Mr. Middleton, the Applicant has been unable to. Therefore, the application is proceeding with Mr. Middleton's prior support given verbally and by email. The Applicant does still seek to rezone 1337 Girard Street NW because to do otherwise would leave a gap of RF-1 zoning a single lot wide between two RA-4 zoning districts. The Applicant hopes to count on Mr. Middleton's continued support should contact be reestablished at a future time.

Eddie Diaz-Campbell

From: ROBERT R MIDDLETON <bossbob2@hotmail.com>
Sent: Monday, August 4, 2025 2:45 AM
To: Eddie Diaz-Campbell
Subject: Re: Notice of Intent to File Zoning Application – Clarification Regarding 1339 Girard Street, N.W.

Mr. Diaz-Campbell,

Thanks for clarifying the parameters and intent of the RA-4 rezoning request. My concerns have been addressed and I do not require a meeting. To be clear, I am not opposed to the construction of a nine-story building on the vacant lot at 1327 Girard Street, N.W. Count me among the supporters for the approval of the request.

August is terribly busy for me at this point and would only ask to see renderings of the building (if possible) during the month of September. I will contact you at that point should they be available.

Many thanks for your enlightening response,

Robert R. Middleton, Jr.

From: Eddie Diaz-Campbell <ediazcampbell@hijazilaw.com>
Sent: Friday, July 25, 2025 2:39 PM
To: Abdullah Hijazi <ahijazi@hijazilaw.com>; ROBERT R MIDDLETON <bossbob2@hotmail.com>
Cc: Peter Chinloy <peter.chinloy@gmail.com>; Adam Carballo <adam@carballoarch.com>
Subject: RE: Notice of Intent to File Zoning Application – Clarification Regarding 1339 Girard Street, N.W.

Good morning Mr. Middleton,

Mr. Hijazi asked that I reach out to you so we could set up a meeting to discuss your comments. Could you let me know please what your availability is for a meeting?

I know you are interested in seeing some concept drawings for the development, and if you can wait until early to mid-August, we should have some available to share. I should be clear, the project proposal is NOT to redevelop 1339 Girard St. The building proposed will be limited to the vacant lot at 1327 Girard St. I apologize if this did not come through clearly in the notice of intent letter. We are proposing to rezone 1339 Girard St and 1337 Girard St along with 1327 Girard St to ensure there is no gap of remaining RF-1 zoning between Andy and Debbie Wilson LLC's property at 1327 Girard St and the existing properties zoned RA-4 located along 14th Street. We hope to retain your support for the rezoning.

I will invite Peter Chinloy to the meeting, who works with Andy and Debbie Wilson LLC. He let me know that he previously met with you. I'm hopeful that the meeting will allow all of us to get on the same page.

Thanks, and I look forward to hearing back,

Eddie Diaz-Campbell
Senior Land Planner

Hijazi & Carroll, P.A.
3231 Superior Lane, Suite A-26
Bowie, Maryland 20715
(T): (301) 464-4646
(F): (301) 464-4188

From: Abdullah Hijazi <ahijazi@hijazilaw.com>
Sent: Monday, July 21, 2025 11:51 AM
To: ROBERT R MIDDLETON <bossbob2@hotmail.com>
Cc: Eddie Diaz-Campbell <ediazcampbell@hijazilaw.com>
Subject: Re: Notice of Intent to File Zoning Application – Clarification Regarding 1339 Girard Street, N.W.

Dear Mr. Middleton:

I am out of the office today for medical reasons. Mr. Diaz-Campbell, our senior land planner, is also out on vacation until later this week. He will reach out to you to schedule a conference call or a teams meeting.

Thanks,
Abdullah

Abdullah H. Hijazi, Esq.
Hijazi & Carroll, P.A.
3231 Superior Lane, Suite A-26
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(F): (301) 464-4188

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From: ROBERT R MIDDLETON <bossbob2@hotmail.com>
Sent: Monday, July 21, 2025 12:57 AM
To: Abdullah Hijazi <ahijazi@hijazilaw.com>
Subject: Notice of Intent to File Zoning Application – Clarification Regarding 1339 Girard Street, N.W.

Dear Attorney Hidaji,

I am Robert R. Middleton, Jr., son of the late Margaret G. Labat. In the early 1980s, my mother and I purchased 1339 Girard Street, N.W., which we held in joint tenancy. Upon her passing on September 9, 2020, the property was transferred solely to me by operation of law.

Your office mailed a Notice of Intent to File a Zoning Application dated July 14, 2025 to my address, though it was addressed to my late mother. I am therefore responding to acknowledge receipt and offer comments.

The Notice refers to Andy and Debbie Wilson, LLC as the “Applicant” seeking rezoning from RF1 to RA4 for properties identified as 1337, 1339, and 1327 Girard Street, N.W. This phrasing may create the impression that the Applicant has ownership or control over these parcels.

Let me be unequivocally clear: I have never met with, spoken to, nor authorized Andy and Debbie Wilson, LLC—or any entity they may represent—to act on my behalf regarding 1339 Girard Street. I am not actively engaged in any discussion of selling my property at this time.

To my knowledge, 1339 Girard is the oldest home on the block, originally built as a detached residence in 1890. My mother and I acquired it with the foresight of nearby transit development—though the Metro station didn’t arrive until 1999. Since then, we have consistently declined offers from developers that did not reflect the true value of our property and its location. That position remains unchanged.

Given your background in engineering and zoning law, I would appreciate clarity regarding whether you represent only Andy and Debbie Wilson, LLC or also another development entity. I ask this as I’ll be away—either out of town or abroad—for three of the weeks within the 45-day comment window, which limits my ability to engage fully with this process. Additionally, I have not been presented with any architectural plans or conceptual drawings that would indicate how far this proposed project has advanced or what might be submitted to the two ANC commissions.

Lastly, 1339 Girard is home to long-term tenants, some of whom have resided there for nearly 20 years. Any future decisions regarding the property would involve thoughtful consideration and ample notice to ensure their well-being is preserved. I would appreciate, therefore, your responding to my comments either via email or telephone.

Sincerely,

Robert R. Middleton, Jr.

301-589-2529
