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September 3, 2013

ELECTRONIC DELIVERY

Lloyd Jordan, Chairperson
D C Board of Zoning Adjustment
441 4th Street, NW, Suite 200 South
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18605
EXHIBIT NO. 29

Re Case No 18605 Pre-Hearing Statement

Dear Chairperson Jordan

Enclosed herein are supplemental materials in support of the above-referenced application. The Applicant is seeking special exception relief from the roof structure requirements of Sections 411.2, 411.5 and 537.1 and from the office use provisions of Section 508.1. The application also seeks variance relief from the floor area ratio ("FAR") requirements of Section 531.1 and the height requirements of Section 530.1. Attached are the following materials:

- Updated plans (Exhibit A),
- Outlines of witness testimony and expert resumes (Exhibit B), and
- Historic Preservation Review Board Concept Approval and Historic Preservation Office Report (Exhibit C)

The Applicant will have two witnesses testifying on its behalf at the public hearing: a representative of AEI, and Mary Kay Lanzillotta, an expert in architecture.

The Applicant also hereby amends its application to include relief from Section 2001.3, as the existing building is nonconforming with respect to its office FAR. The conversion of the existing penthouse, as well as the addition of the one-story corridor, will slightly enlarge this nonconformity. The Applicant has notified the Office of Planning and the ANC of this amendment and it has included this area of relief on the placards posted on the property. Given the notice the Applicant has provided of the amendment and the fact that it is implied in the relief initially sought, the Applicant does not believe allowing this amendment has a detrimental effect on interested parties.

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We look forward to presenting this application to the Board at the September 17, 2013, public hearing and will be happy to answer any questions the Board may have at that time

Sincerely,

A handwritten signature in black ink, appearing to read "Allison Prince". The script is cursive and fluid.

Allison C Prince

A handwritten signature in black ink, appearing to read "Christine". The script is cursive and fluid.

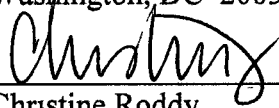
Christine A Roddy

Lloyd Jordan
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I hereby certify that the enclosed documents were sent to the following addresses on September 3, 2013 by hand delivery or first class mail

Brandice Elliott
Office of Planning
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