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September 10, 2013

HAND DELIVERY

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

Re: Case No. 18619: Application for Variance Relief for property located at 800 New Jersey Avenue, SE (Lot 76 in Square 737)
Pre-Hearing Statement of the Applicant

Dear Chairperson Jordan and Members of the Board:

Square 737 LLC (the "**Applicant**") filed an application for variance relief to construct a new mixed-use building at 800 New Jersey Avenue, SE (the "**Property**") on June 7, 2013. The Property has frontage along New Jersey Avenue, SE and H Street, SE. The elevated I-395 Southeast/Southwest Freeway is located immediately to the north of the Property, across H Street. The Applicant is proposing to redevelop the Property with a mixed-use eleven story project consisting of a full service grocery store on the ground floor and approximately 336 residential units above.

The application seeks variance relief from the requirement that parking spaces located within an above-grade structure must be set-back at least 20 feet from all lot lines that abut public streets. The Applicant is proposing two levels of parking above the grocery store which face H Street and the elevated highway, which are not set-back 20 feet from the property line along H Street. The statement included with the initial application materials thoroughly addresses how the proposed project satisfies the variance relief standards. Pursuant to Section 3113.8, the Applicant hereby supplements the record with the following information:

- Updated floor plans for the mixed-use project and enhanced elevations and details depicting the proposed grille and louver system which will effectively shield the appearance of the parking spaces and all lights from the above-grade parking levels (Exhibit A); and
- Outlines of witness testimony (Exhibit B).

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18619

EXHIBIT NO. 23

Board of Zoning Adjustment

Enhancements to Plans

Since the filing of the initial application the Applicant and the design team, along with the proposed grocery store operator, have continued to make minor modifications to the building's floor plans and the elevations of the building (particularly, the H Street elevation). Attached as Exhibit A are the following plans and materials.

- Ground floor plan – which includes minor modifications to the overall square footage of the grocery store and clear ceiling height of the grocery store.
- Second and third floor plans – which show the proposed parking space layout and the reduction in the number of grocery store parking spaces to 180, the bare minimum that the grocery store operator will accept.
- Elevation along H Street – which includes details of the façade materials that will be used.
- Elevation along New Jersey Avenue.
- Parking garage grille system perspectives and details - these materials depict the new aluminum metal grille and louver system that will be provided along the H Street frontage of the building to screen the parking spaces and all lights from the above-grade parking levels. The aluminum screen system is formed by different blade profiles and colors in a staggered pattern to screen the garage and vehicles within from public view.
- Site images of the I-395 Highway – as viewed from the project.

Updated renderings of the building's appearance will be provided at the public hearing.

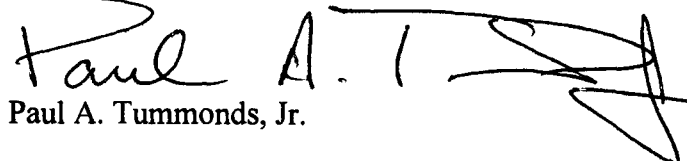
Hearing Presentation

The Applicant will present two witnesses in support of the project: a representative of the Applicant (Brad Fennell) and a representative of the project architect. Outlines of the expected testimony of these witnesses are included in the attached Exhibit B. The Applicant anticipates needing 15 minutes for its presentation.

Conclusion

We look forward to presenting this application at the public hearing scheduled for September 24, 2013. In the meantime, please feel free to contact the undersigned if you have any questions regarding this submission or the attached materials.

Sincerely,


Paul A. Tummonds, Jr.

Certificate of Service

I hereby certify that I sent a copy of the foregoing document to the following addresses on September 10, 2013 by first class mail and hand delivery:

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A handwritten signature in black ink, appearing to read "Paul Tummonds", written over a horizontal line.

Paul Tummonds