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November 4, 2014

VIA IZIS AND BY HAND DELIVERY

Mr. Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Square 5348, Lots 1-8 (New Lots A-V) ("Property")

Dear Chairperson Jordan:

On behalf of 49th Street Developer LLC, the Applicant and Contract Purchaser of the Property, we submit herewith an application for special exception relief, pursuant to 11 DCMR §§ 353 and 3104, to allow for a new residential development project consisting of multifamily affordable rental housing for seniors and for-sale affordable rowhouses in the R-5-A District.

Enclosed please find two copies of the filing. In lieu of the filing fee, please see attached request by the District Office of the Deputy Mayor for Planning and Economic Development ("DMPED") to waive the filing fee. The following supporting materials are attached:

1. Completed Application Form (BZA Form 120);
2. Zoning Self Certification Forms (BZA Form 135);
3. Fee Calculator Form (BZA Form 126) and DMPED letter requesting waiver of fee;
4. Letters of Authorization from Owner and Contract Purchaser (with a copy of the Assignment of Agreement of Purchase and Sale);
5. List of the Property Owners within 200 feet of the Property (and Two Sets of Self-Stick Mailing Labels); and
6. Statement In Support of the Application, including the following exhibits:

Exhibit A: Zoning Map (with Property outlined in green).

Exhibit B: Surveyor's Plat.

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Exhibit C: Architectural Plans and Elevations.

Exhibit D: Civil Plans with Grading Plans (existing and proposed) including Site Plan showing proposed right-of-way and easements.

Exhibit E: Landscaping Plans.

We respectfully request that the Board schedule the application for a public hearing on the next available date. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.



By: _____
Lyle M. Blanchard



By: _____
Kate M. Olson

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on November 4, 2014, a copy of the BZA Application of 49th Street Developer LLC was served on the following:

ANC 7E

5001 Hanna Place, SE
Washington, DC 20019
(By U.S. Mail and Electronically 7E@anc.dc.gov)

Commissioner Mary D. Jackson, SMD 7E04

135 49th Street, SE
Washington, DC 20019
(By U.S. Mail and Electronically 7E04@anc.dc.gov)

ANC 7C

4651 Nannie Helen Burroughs Avenue, NE #2
Washington, DC 20019
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Ms. Jennifer Steingasser and

Mr. Joel Lawson

D.C. Office of Planning

1100 4th Street, SW
Suite E650
Washington, DC 20024
(By U.S. Mail and Electronically joel.lawson@dc.org;
jennifer.steingasser@dc.gov)

Mr. Jamie Henson

D.C. Department of Transportation

55 M Street, SE
Suite 400
Washington, DC 20003
(Electronically jamie.henson@dc.gov)

Ms. Erin Carter, President

Carver 2000 Tenants Association, Inc.

20 47th Street, SE
Washington, DC 20019
(By U.S. Mail)



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