

October 26, 2015

VIA HAND DELIVERY AND ELECTRONIC FILING

Ms. Marnique Heath
Chairman
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: **Application for Variance Relief and Special Exception Relief for the
Property Located at 2 Eye Street, SE (Square 695W, Lot 21)**

Dear Chairman Heath and Members of the Board of Zoning Adjustment:

Crescent Communities LLC and RCP Development Company¹ (collectively, the “**Applicant**”) hereby submit an application for variance relief from the side yard requirements of Section 775.1, and the loading requirements of Section 2201.1, and special exception relief from the rear yard requirements of Section 774.1 and the roof structure requirements of Section 777 (specifically, Sections 411.3 and 411.5) in order to construct a new mixed-use building located at 2 Eye Street, SE (Square 695W, Lot 21, the “**Property**”). The Property is located in the C-3-C Zone District and the Capitol South TDR Receiving Zone. Enclosed please find the following materials in support of the special exception application:

- Detailed statement of the existing and intended use and preliminary statement of the satisfaction of the burden of proof for special exception and variance relief;
- BZA Application form, Zoning Self-Certification form, agent authorization letter, and fee calculator form, including a check in the amount of \$6,240.00 made payable to the DC Treasurer;
- Architectural plans, elevations, civil plans, and landscape plans for the proposed building on the Property;

¹ The Property is owned by the McDonald’s Corporation, which has signed an agent authorization letter granting the Applicant and Applicant’s counsel the authority to process this application.

Ms. Marnique Heath

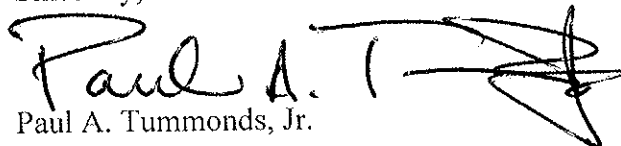
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- A plat, certified by a DC licensed survey engineer, with the building and relevant dimensions provided on the plat;
- Photographs of the Property; and
- The names and mailing addresses of the owners of property located within 200 feet of the Property (Exhibit D).

Please feel free to contact the undersigned if you have any questions regarding this application and the attached materials.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul A. Tummonds, Jr.", followed by a large, stylized flourish or scribble.

Paul A. Tummonds, Jr.

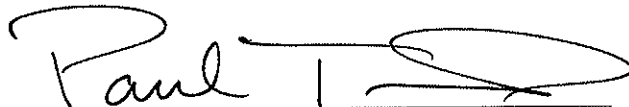
CERTIFICATE OF SERVICE

I hereby certify that I sent a copy of the foregoing document to the following addresses on October 26, 2015 by E-Mail and First Class Mail:

Joel Lawson
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024
(By E-Mail)

ANC 6D
1101 4th Street, SW
Washington, DC 20024

ANC 6D07
Commissioner Meredith Fascett
1101 4th Street, SW
Washington, DC 20024


Paul Tummonds