

December 9, 2015

VIA ELECTRONIC SUBMISSION AND HAND DELIVERY

Marnique Heath, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

**Re: K Street Development Company, LLC, et al – BZA Application for
470-476 K Street, N.W. (Square 516, Lot 65) (the “Property”) – Special
Exception Application**

Dear Chairperson Heath and Members of the Board:

Please accept for filing the enclosed application of K Street Development Company, LLC, Middlebrook, Inc., and 10009 Fields Road, LLC (collectively, the “**Applicant**”) for special exception relief in order to construct a roof structure of varying heights. The Applicant is seeking special exception relief pursuant to 11 DCMR § 411.11, in order to restore and modernize the building at the Property.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self Certification (Tab A).
- Sanborn plats with Property outlined in red (Tab B).
- Zoning map with Property outlined in red (Tab C).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the existing and proposed structures on the Property (Tab D).
- Authorization Letter authorizing this application (Tab E).
- The preliminary statement of the applicant satisfying the burden of proof and the statement of existing and intended use of the Property (Tab F).

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- Existing and proposed plans for the Project, including photographs of the Property (Tab G).
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Tab H). Two sets of labels are also enclosed with this package.
- List of names and addresses of tenants (Tab I).
- BZA Form 126, Fee Calculator (Tab J).
- Check payable to the DC Treasurer in the amount of \$2,600.00 for the application's filing fee.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1132. Thank you for your attention to this application.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jeff Utz", with a stylized flourish at the end.

Jeff C. Utz

Enclosures

Certificate of Service

I certify that on December 9, 2015, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

Jennifer Steingasser (2 copies)
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