

July 1, 2016

Marnique Heath, Chairperson  
D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200S  
Washington, D.C. 20001

Re: **GS U St LLC – Application to the BZA for Public Space, Rear Yard, Court, and Parking Variance Relief to Construct a Mixed Use Building at 1355-1357 U Street, NW (Square 236, Lots 64, and 65) (the “Property”)**

Dear Chairperson Heath and Members of the Board:

Please accept for filing the enclosed application of GS U St LLC (the “**Applicant**”) for variance relief in order to construct an approximately 85.3 foot tall mixed-use building with retail on the ground floor and second floor and multi-family dwelling uses above (the “**Project**”) at 1355-1357 U Street, NW. The Property is located entirely within the ARTS Overlay of the CR Zone District, and the Applicant is variance relief for public space, rear yard, court, and parking relief under, respectively, Sections 633, 636, 638 and 2101 of the Zoning Regulations.

The application package includes the following materials:

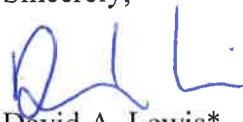
- BZA Form 120, Application;
- BZA Form 135, Self Certification (Exhibit 1);
- Sanborn plats with Property outlined in red (Exhibit 2);
- Zoning map with Property outlined in red (Exhibit 3);
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property (Exhibit 4);
- Authorization Letter authorizing this application (Exhibit 5);

- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Exhibit 6);
- Proposed plans for the Project, including photographs of the Property (Exhibit 7);
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Exhibit 8);
- BZA Form 126, Fee Calculator; and
- Check payable to the DC Treasurer in the amount of \$4,160.00 for the application's filing fee.

The Applicant has received concept design approval from the District of Columbia Historic Preservation Review Board on June 23, 2016. The Applicant has contacted Advisory Neighborhood Commission ("ANC") 1B (the ANC in which the Property is located) as well as John C. Green, the commissioner for the Single-Member District (1B12) in which the Property is located, and the Applicant intends to give a presentation to the ANC at a regularly scheduled meeting. The Applicant intends to contact adjacent property owners as well to discuss the Project and will submit a statement regarding the results of these outreach efforts no less than fourteen (14) days before the scheduled hearing on this application.

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) 721-1127. Thank you for your attention to this application.

Sincerely,



David A. Lewis\*

Associate

\*Not admitted in the District of Columbia  
Admitted in Massachusetts only

Enclosures

## Certificate of Service

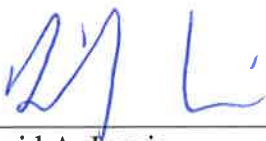
The undersigned hereby certifies that copies of the foregoing document were delivered by first-class mail or hand delivery to the following addresses on July 5, 2016.

Jennifer Steingasser (2 copies)  
Office of Planning  
1100 4th Street, S.W., Suite 650E  
Washington, D.C. 20024

ANC 1B (8 copies)  
2000 14th Street NW, Suite 100B  
Washington, DC 20009

John C. Green, ANC 1B 12 (1 copy)  
1927 13th Street, NW, Apt. A  
Washington, DC 20009

Jamie Henson (2 copies)  
District Department of Transportation  
55 M Street, S.E., Fourth Floor  
Washington, D.C. 20024



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David A. Lewis