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March 3, 2025

VIA IZIS

Chairman Fred Hill
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: BZA Case No. 16930A – Applicant’s Pre-Hearing Submission

Dear Chairman Hill and Members of the Board:

In accordance with 11-Y DCMR § 300.15, this letter serves as the prehearing submission for the application of National Association of Realtors (the “**Applicant**”) requesting approval for (1) modification of prior approval of BZA Case No. 16930 and (2) special exception approval, each to facilitate the removal of loading facilities. The prior order is attached as Exhibit A. These approvals will facilitate a selective upgrade to the building lobby and surrounding public space (the “**Project**”). This statement provides additional information and materials in support of the above-referenced case, which is scheduled for a public hearing on April 2, 2025.

1. Revised Ground Floor Plan, Rendering, and Civil Drawings

Since filing the Application, the Applicant has revised the ground floor plan and renderings of the Project to reflect minor interior changes. Additionally, in coordination with DDOT, the Applicant has revised the design of the public space adjacent to the service area to accommodate a chamfered curb ramp that will facilitate the rollout of trash storage equipment for curbside service. These revisions are attached as Exhibit B.

2. Community Engagement and Outreach

On February 27, the Applicant made a presentation about the Project and this application to ANC 6E, which voted to support the application.

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3. Transportation Statement

The Applicant has worked collaboratively with the District Department of Transportation (DDOT) to produce a Transportation Statement for the Project. The Applicant's Transportation Statement is attached as Exhibit C.

4. Hearing Witnesses

We plan on having four witnesses present at the public hearing: (1) Bradley Clark, or another representative of the Applicant; (2) Juan Manjarres and Navid Tehrani, on behalf of the project architect, ZDS, as experts in the field of architecture; and (3) Daniel Solomon, on behalf of the project transportation consultant, Gorove Slade, as an expert in the field of transportation planning. The outlines of witness testimony are attached as Exhibit D. The expert resumes for the project architects and transportation consultant are attached as Exhibit E.

We look forward to presenting this application to the Board and appreciate your review of this application. Should you or your staff have any questions in the meantime, please do not hesitate to contact the undersigned.

Sincerely,

/s/
David Avitable

/s/
Derick Wallace

March 3, 2025

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on March 3, 2025 copies of the foregoing letter and accompanying exhibits were delivered via email to the following:

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/s/

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