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April 7, 2025

VIA IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 200
Washington, DC 20001

Re: BZA Application No. 18906-C: Application of Endeka Enterprises and 1320 Penelope LLC (collectively, the “**Applicant**”) for Review and Approval of a Modification with Hearing of BZA Order Nos. 18906, 18906-A, and 18906-B and Special Exception Relief from the Setback Requirements for Rooftop Structures for the Property Located at Square 137, Lots 7000 and 827 (also known as Lot 55) (the “**Property**”) – **Prehearing Statement**

Dear Members of the Board:

On behalf of the Applicant, and pursuant to Subtitle Y §§ 300.14 and 301.15, we respectfully submit the following document in advance of the public hearing on the above-referenced application:

- Exhibit A: Additional Renderings of Proposed Pergola prepared by David Delcher, project architect.
- Exhibit B: Corrected Zoning Self-Certification (Exhibit No. 3 in the record).
- Exhibit C: Corrected Statement of the Application (Exhibit No. 6 in the record).

The renderings in Exhibit A depict (1) the restaurant with the pergola and retractable rooftop from the viewpoint of the 7th floor terrace; (2) the entire building with the pergola and the roof partially retracted; (3) the pergola, retractable rooftop, and side panels viewed from the north; and (4) the pergola, retractable rooftop, and side panels viewed from the south. The side panels are simple colored screens and are see-through. Please note that these renderings are illustrative and not exact as to the details of the posts and beams.

Exhibits B and C, which are Exhibits 3 and 6 in the record, respectively, are resubmissions to correct the lot number from “Lot 700” to “Lot 7000” and to include a parenthetical that Lots 7000 and 827 are also known as Lot 55; the property that is the subject of this application remains unchanged. The BZA Notice of Virtual Public Hearing (Exhibit 17) and the Corrected BZA Notice of Virtual Public Hearing (Exhibit 21) published to the DC Register were both correct as the placards on the property reference both Lots 7000 and 827 and Lot 55.

Other than the materials submitted herein, no additional or supplemental statements or materials are being provided in advance of the public hearing on the application, and the application remains the same as initially submitted. Since submitting the application, the Applicant has continued to coordinate with the Office of Planning (“OP”), Advisory Neighborhood Commission (“ANC”) 2B, and adjacent neighbors. We have received three letters of support from the Property’s abutting neighbors and a letter of support from ANC 2B. To date, no concerns have been raised by any agency, organization, or individual.

The Applicant looks forward to the Commission’s action on this matter. Please feel free to reach out to Christine Roddy at (202) 721-1116 or Cindy Vong at (202) 721-1117 if you have any questions. Thank you for your attention to this application.

Respectfully submitted,

/s/
Christine Roddy

/s/
Cindy Vong*
(*admitted in Massachusetts only)

Enclosures

Certificate of Service

I hereby certify that I sent a copy of the foregoing document to the following addresses on April 7, 2025, by electronic delivery:

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____/s/_____
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