

March 1, 2016

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 No. 19215
for 470-476 K Street, N.W. (Square 516, Lot 65) (the “Property”) – Special
Exception Relief Prehearing Submission**

Dear Chairperson Heath and Members of the Board:

Please accept for filing the enclosed prehearing submission of K Street Development Company, LLC, Middlebrook, Inc., and 10009 Fields Road, LLC (collectively, the “**Applicant**”) in Case No. 19215. By this prehearing submission, the Applicant is amending the prior special exception relief requested for the project’s penthouse based on the revised penthouse regulations. The Applicant is requesting special exception relief pursuant to 11 DCMR § 411.11 for relief from the requirements of penthouse slope in 11 DCMR § 411.10 and setbacks in 11 DCMR § 411.18 in order to restore and modernize the building at the Property.

This prehearing submission includes the following materials:

- Amended BZA Form 120 Application (Tab 1)
- Revised BZA Form 135 Self-Certification (Tab 2)
- Prehearing statement of the applicant addressing the revised requested relief and satisfying the burden of proof (Tab 3)
- Revised Plans for the Project (Tab 4)
- Roof Structure Relocation Effects (Tab 5)

Board of Zoning Adjustment

District of Columbia

CASE NO. 19215

EXHIBIT NO. 27

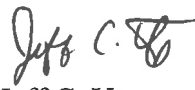
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- The resume of D. Graham Davidson of Hartman-Cox Architects in order to qualify him as an expert in the field of architecture and design before the Board (Tab 6)
 - An outline of witness testimony (Tab 7)

We look forward to presenting this case to the Board on March 15, 2016. If you have any questions, please do not hesitate to contact me at (202) 721-1132. Thank you for your attention to this application.

Sincerely,



Jeff C. Utz



Meghan E. Hottel-Cox

JCU/MHC

Certificate of Service

I certify that on March 1, 2016, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

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