

February 22, 2017

VIA IZIS

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

Re: BZA Case No. 19445 – Pre-Hearing Submission

Dear Chairman Hill and Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on March 15, 2017. The Applicant is requesting special exception relief from the rear yard requirement to add to and convert an existing warehouse into a mixed-use retail, office, and residential building in the ARTS-2 zone.

The satisfaction of the special exception standards is set forth in the original application materials. Since the application was filed, the Historic Preservation Review Board, on January 26, 2017, designated the warehouse building on the subject property as an individual historic landmark and granted concept approval to the proposed project. In addition, on February 7, 2017, ANC 6E voted unanimously to support the requested relief.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,

/s/ Cary Kadlecek _____
Cary R. Kadlecek