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February 13, 2018

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

Re: **3341–3353 23rd St., SE, 2276 Savannah St., SE, and 2270–2272 Savannah St., SE (Square 5894, Lots 3, 4, and 5) – (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of Terrace Manor Redevelopment LP (the “**Applicant**”) for special exception relief in order to redevelop the Property with a new apartment building (the “**Project**”). The Applicant is seeking a special exception pursuant to 11 DCMR Subtitle U § 421 for new residential developments in the RA-1 zone.

The application package includes the following materials:

- BZA Form 120, Application (Exhibit A).
- BZA Form 135, Self-Certification (Exhibit A).
- Authorization Letter authorizing this application (Exhibit A).
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property.
- Proposed plans for the Project, including photographs of the Property and a Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property (Exhibit B).
- 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 C).

- Summary of witness testimony to be presented at the Board’s hearing (Exhibit D).
- Zoning map with Property outlined.
- Certification of Proficiency.
- Most recent Certificate of Occupancy for the Property.
- Statement of community outreach.
- Checks payable to the DC Treasurer in the amount of \$69,120.00 and \$1,560.00 for the application filing fee.

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) 721-1135. Thank you for your attention to this application.

Sincerely,

PAUL TUMMONDS / LF

Paul A. Tummonds



Lawrence Ferris

Enclosures

## Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses on February 13, 2018.

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