

April 19, 2018

**Via Hand Delivery and IZIS**

Frederick L. Hill, Chairperson  
District of Columbia Board of Zoning Adjustment  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

Re: Application of 1729 T Street TF LLC to the District of Columbia Board of Zoning Adjustment for 1729 T Street, SW (Square 151, Lot 0015) (the “**Property**”) – Letter of Authorization for a Variance Application

Dear Chairperson Hill and Members of the Board:

1729 T Street TF, LLC (the “**Applicant**”) hereby submits this application for variance relief pursuant to Subtitle X, Section 1002.1 from the closed court, floor area ratio (“**FAR**”), and lot occupancy requirements of the RA-2 zone as set forth in, respectively, Subtitle F, Sections 202.1, 302.1, and 304.1, to allow the construction of a five-unit multifamily residential building, containing two 3-bedroom units, one 2-bedroom unit, and two studio units (the “**Project**”).

This application includes the following materials:

- Exhibit A – Authorization Letter from Applicant and Copy of Deed for the Property;
- Exhibit B – BZA Form 120, Application for Zoning Relief;
- Exhibit C – BZA Form 126, Fee Calculation Form;
- Exhibit D – BZA Form 135, Self-Certification;
- Exhibit E – Certification of Proficiency;
- Exhibit F – Zoning Map with Property outlined in red;
- Exhibit G – Excerpt from the Baist Atlas with Property outlined in red;
- Exhibit H – Names of owners of property within 200 feet of the Property;
- Exhibit I – Statement of Uses and Support for the variance relief requested;
- Exhibit J – Summary of the Project’s Consistency with the Comprehensive Plan;

Exhibit K – Plans for the Project and photographs of the Property along with a plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property; and

Check made payable to the DC Treasurer in the amount of \$3,120.00.

Please note that the District's tax records for the Property incorrectly list "1729 T ST NW TF LLC" as the entity that is the owner of the Property. For reference and verification, a copy of the recorded deed by which the Applicant took title to the Property is included with Exhibit A.

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) 721-1127. Thank you for your attention to this application.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Christine Roddy".

Christine A. Roddy

**Certificate of Service**

I hereby certify that a copy of the foregoing document was sent to the following by e-mail, first-class mail or by hand delivery by no later than April 19, 2018:

Jennifer Steingasser (*2 copies*)

Joel Lawson

Matt Jesick

Office of Planning

1100 4<sup>th</sup> Street, SW, 6<sup>th</sup> Floor

Washington, DC 20024

Anna Chamberlain (*2 copies*)

District Department of Transportation

55 M Street, SE, 4th Floor

Washington, DC 20024

ANC 2B (*2 copies*)

9 Dupont Circle, NW

Washington, DC 20036



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David A. Lewis