

June 6, 2018

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

Re: **BZA Application No. 19787 – Prehearing Submission**

Dear Chairman Hill and Members of the Board:

This letter serves as the prehearing submission for the application of 2604 29th Limited Liability Company (the “**Applicant**”) for special exception relief in order to construct an addition to an existing residential building to create a multifamily building (the “**Project**”), which will voluntarily comply with Inclusionary Zoning (“**IZ**”). As discussed in the initial submission, the Project is not subject to IZ, but the Applicant is opting into IZ and requests a special exception pursuant to Subtitle C § 1001.2(e)(3) to use the bonus density granted under the IZ regulations.

The Project will provide affordable units in accordance with the IZ requirements in Subtitle C, Chapter 10. The Applicant has not yet determined whether the Project will contain rental or ownership units. However, all of the units in the Project will be two or three bedrooms, so all IZ units also will be two or three bedrooms.

Attached as Exhibit A are the floor plans for the Project. As discussed in the initial statement, the application meets the standards for approval of the IZ bonus density pursuant to Subtitle C § 1001.2(e)(3). We look forward to presenting to the Board on June 27, 2018. Please feel free to contact the undersigned at (202) 721-1135 if you have any questions, and thank you for your consideration of this matter.

Sincerely,

CARY R. KADLECEK (wlf)

Cary R. Kadlecek

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Lawrence Ferris

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Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by email or USPS mail to the following on June 6, 2018:

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