



April 2, 2019

**Meridith H. Moldenhauer**

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Direct Fax 202-683-9389  
mmoldenhauer@cozen.com

Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: BZA Application 19960-Applicant's Updated Grading Plan**

Chairperson Hill and Honorable Members of the Board:

On behalf of the Applicant, MCF 1400 Montana LLC and MCFI Limited Partnership, we respectfully request that the Board waive Subtitle Y § 300.15 as permitted under Subtitle Y § 300.16, and allow the Applicant to submit to the record the enclosed updated grading plan (the "Updated Grading Plan") for 1400 Montana Avenue NE (the "Project"). An existing grading plan and a ground floor plan showing final spot elevations for the Project were previously included at Sheets A05B and A07 of the Plans at BZA Ex. 39A. This Updated Grading Plan provides additional detail regarding the final grading plans for the Project. The Updated Grading Plan provides additional clarity and, as such, is for good cause and will not affect any other parties in this case.

We look forward to presenting this application to the Board on April 3, 2019.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'MM', with a horizontal line underneath.

By: Meridith Moldenhauer

LEGAL\40571902\1

## Certificate of Service

I hereby certify that on this 2nd day of April, 2019, a copy of the foregoing cover letter and updated grading plan was served, via email, as follows:

District of Columbia Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[stephen.mordfin@dc.gov](mailto:stephen.mordfin@dc.gov)

District Department of Transportation  
55 M Street SE, Suite 400  
Washington, DC 20003  
[Anna.chamberlin@dc.gov](mailto:Anna.chamberlin@dc.gov)

Advisory Neighborhood Commission 5C  
c/o Jacqueline Manning, Chairperson  
[5C04@anc.dc.gov](mailto:5C04@anc.dc.gov)

Advisory Neighborhood Commission 1A07  
c/o Kirsten Williams, SMD Commissioner  
[5C06@anc.dc.gov](mailto:5C06@anc.dc.gov)

Aristotle Theresa<sup>1</sup>  
Stoop Law  
1604 V Street SE  
Washington, DC 20020  
[atheresa@stooplaw.com](mailto:atheresa@stooplaw.com)



Meridith H. Moldenhauer

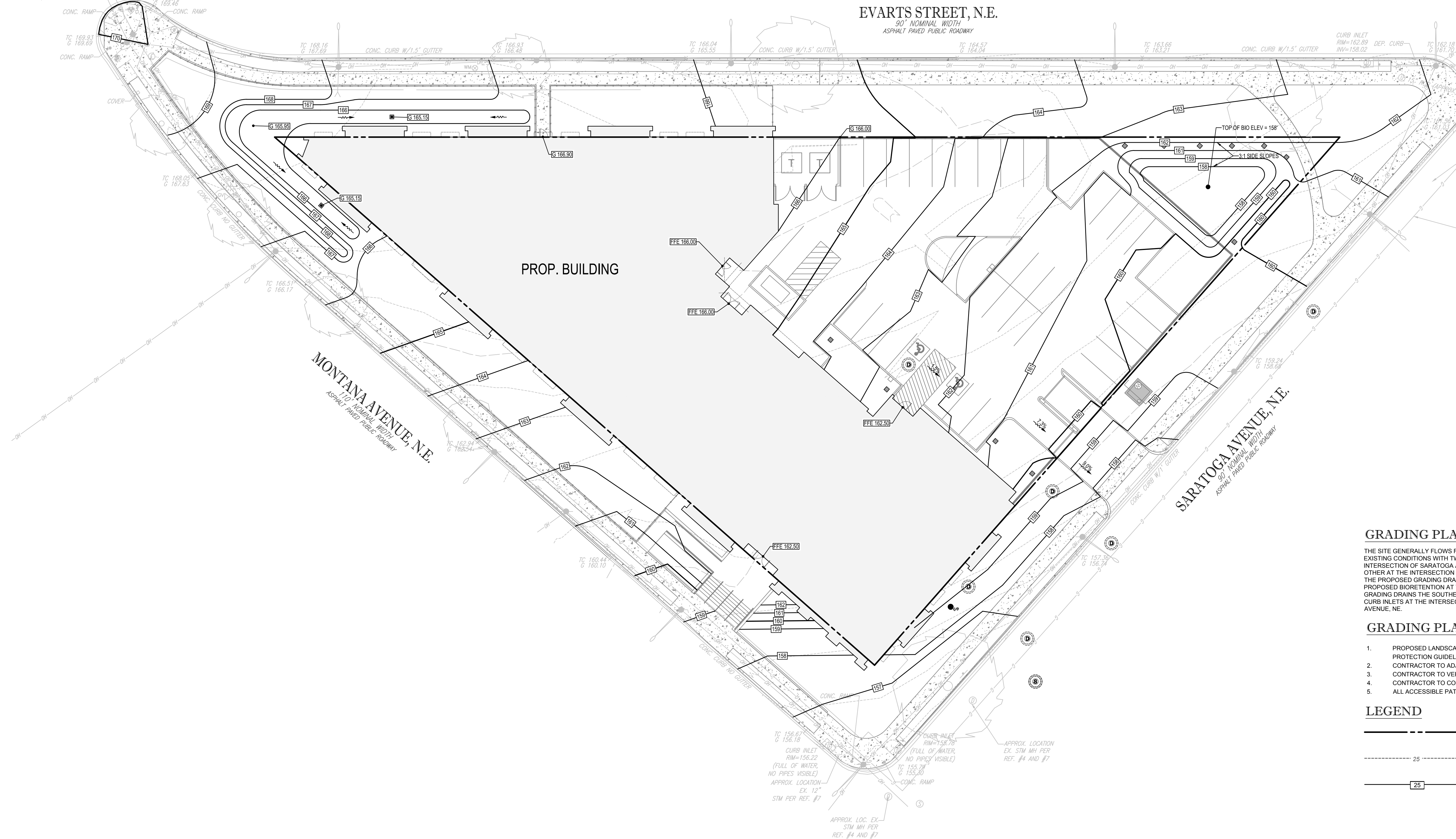
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<sup>1</sup> The party status applicant was served as a courtesy as only parties are required to be served pursuant to Subtitle Y § 403.6.





DE ISLAND AVENUE, N.E.  
130' NOMINAL WIDTH  
ASPHALT PAVED PUBLIC ROADWAY



EVARTS STREET, N.E.  
90' NOMINAL WIDTH  
ASPHALT PAVED PUBLIC ROADWAY

MONTANA AVENUE, N.E.  
170' NOMINAL WIDTH  
ASPHALT PAVED PUBLIC ROADWAY

SARATOGA AVENUE, N.E.  
90' NOMINAL WIDTH  
ASPHALT PAVED PUBLIC ROADWAY

PROP. BUILDING

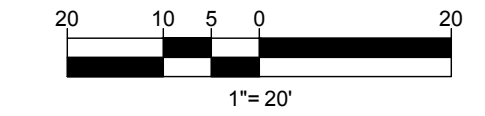
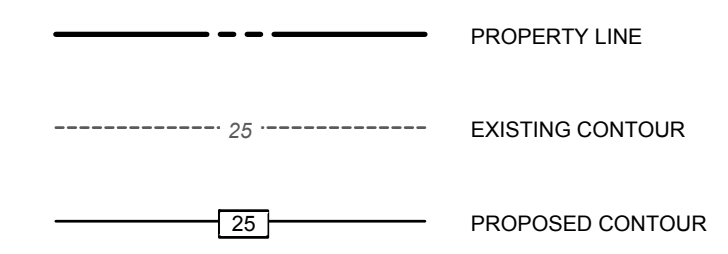
**GRADING PLAN NARRATIVE**

THE SITE GENERALLY FLOWS FROM NORTHWEST AND NORTHEAST TO THE SOUTH IN EXISTING CONDITIONS WITH TWO EXISTING OUTFALL POINTS. ONE AT THE INTERSECTION OF SARATOGA AVENUE, NE AND MONTANA AVENUE, NE AND THE OTHER AT THE INTERSECTION OF SARATOGA AVENUE, NE AND EVARTS STREET, NE. THE PROPOSED GRADING DRAINS THE PROPOSED PARKING LOT TOWARD THE PROPOSED BIOTENTATION AT THE NORTHWEST SIDE OF THE SITE. THE PROPOSED GRADING DRAINS THE SOUTHERN PORTION OF THE SITE TOWARD THE EXISTING CURB INLETS AT THE INTERSECTION OF SARATOGA AVENUE, NE AND MONTANA AVENUE, NE.

**GRADING PLAN NOTES**

1. PROPOSED LANDSCAPING SHALL FOLLOW THE DC GREEN INFRASTRUCTURE UTILITY PROTECTION GUIDELINES.
2. CONTRACTOR TO ADJUST MANHOLE TOPS TO MATCH PROPOSED FINAL GRADE.
3. CONTRACTOR TO VERIFY ALL MANHOLE SIZES PRIOR TO ORDERING.
4. CONTRACTOR TO CONDUCT TEST PITS PRIOR TO MOBILIZATION.
5. ALL ACCESSIBLE PATHS SHOULD BE CONSTRUCTED PER ADA STANDARD.

**LEGEND**



**BOHLER DC**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	BY

**811**  
KNOW WHAT'S BELOW  
ALWAYS CALL 811  
BEFORE YOU DIG  
It's fast. It's free. It's the law.

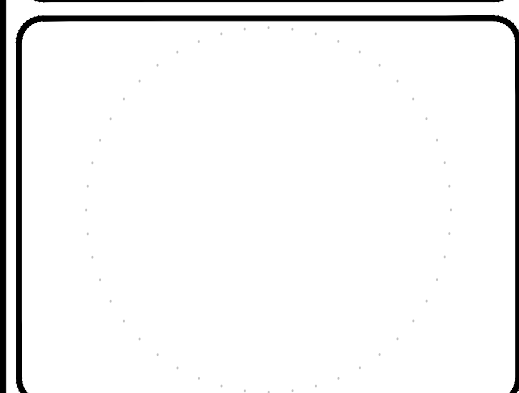
NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	DC182205
DRAWN BY:	CK
CHECKED BY:	BW
DATE:	04/02/2019
SCALE:	1" = 20'
CAD I.D.:	GDH

PROJECT: **PROP. SITE PLAN DOCUMENTS FOR MIDCITY 1400 MONTANA**

LOCATION OF SITE  
1400 MONTANA AVE., N.E.  
SQUARE 4023  
LOT 1  
WASHINGTON, D.C.

**BOHLER DC**  
1331 PENNSYLVANIA AVE., NW,  
STE. 1250 NORTH  
WASHINGTON, DC 20004  
Phone: (202) 524-5700



SHEET TITLE:  
**GRADING PLAN**

SHEET NUMBER:  
**CIV401**