

July 10, 2019

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

Re: **BZA Application No. 20086 – Solid Properties LLC –  
130-134 Ivanhoe Street SW (Square 6271, Lot 32) –  
Prehearing Submission**

Dear Members of the Board:

In accordance with 11-Y DCMR § 300.15, this letter serves as the prehearing submission for the application of Solid Properties LLC (the “**Applicant**”) for special exception relief pursuant to 11 DCMR Subtitle U § 421 for approval of a new residential development in the RA-1 zone at the property located at 130-134 Ivanhoe Street SW (Square 6271, Lot 32) (the “**Property**”). As outlined in the initial submission, the Applicant proposes to replace the existing dormant swimming pool and associated structure with a multifamily residential building with 30 units (the “**Project**”).

Attached as Exhibit A are updated architectural plans (“**Updated Plans**”) for the Project incorporating comments received from the Office of Planning and District Department of Transportation. Also included is an updated plat, attached as Exhibit B.

Attached as Exhibit C is an outline of witness testimony, and attached as Exhibit D is the expert resumes for Stephan duPont, the Project architect.

We look forward to presenting to the Board on July 31, 2019. 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.

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Sincerely,

  
Allison C. Prince

  
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 July 10, 2019.

Karen Thomas  
Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite 650E  
Washington, DC 20024

Cynthia Lin  
District Department of Transportation  
55 M Street SE, Suite 400  
Washington, DC 20003

ANC 8D (8 copies)  
PO Box 54781  
Washington, DC 20032

Monique Diop, ANC 8D04  
4660 Martin Luther King Jr. Avenue SW  
Washington, DC 20032

  
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Lawrence Ferris    *lf*