

July 8, 2020

VIA IZIS

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

Re: **BZA Case No. 20266 – 3400 Connecticut Partners LLC (the “Applicant”) –
BZA Application for 3400 Connecticut Avenue NW (Square 2069, Lots 817-
821) (the “Property”) –Pre-Hearing Submission**

Dear Members of the Board:

Please accept for filing the enclosed twenty-one day pre-hearing statement by the Applicant. By the instant application, the Applicant requests special exception relief pursuant to 11-C DCMR § 703.2 for relief from the parking requirements in order to create a new mixed-use project retaining the existing 17 residential units, providing 35 new apartment units, and providing 16,097 square feet of ground floor retail (the “**Project**”).

Set forth below is (1) an update regarding the Historic Preservation Review Board’s approval of the Project; (2) an explanation of the materials included with this filing; and (3) information regarding community outreach.

I. Resumes and Outlines of Witness Testimony

Included in Exhibit A is the Applicant’s outline of witness testimony, and in Exhibit B is the resume of Kevin Sperry, the Project’s architect. At Exhibit 29B in the case record is Erwin

Andres' resume, the Project's transportation consultant. The Applicant submits both as experts in their respective fields to the Board.

II. Historic Preservation Review

The Project received concept approval from the Historic Preservation Review Board (“**HPRB**”) on June 25, 2020. The Project included changes to the originally-proposed design based on feedback from HPRB. However, the revised design does not change the relief requested for the Project. Attached as Exhibit C are the updated plans showing the revised design from HPRB.

III. Community Outreach and Input

The Applicant has undergone significant community outreach regarding the Project, including presenting multiple times to the Advisory Neighborhood Commission (“**ANC**”) 3C Planning and Zoning Committee and the full ANC as part of the HPRB process. The Applicant has also presented to the Planning and Zoning Committee twice regarding the BZA case, first on March 2, 2020, and again on July 6, 2020. The Applicant will present to the full ANC regarding the BZA application on July 20, 2020, and looks forward to continuing to work with the community regarding the Project.

IV. DDOT Coordination

The Applicant submitted the Transportation Statement for the Project at Exhibit 32A in the record, which includes a Transportation Demand Management Plan (“**TDMP**”) and a Loading Management Plan (“**LMP**”). The District Department of Transportation (“**DDOT**”) submitted a report in support of the Project at Exhibit 33 in the record, and conditioned its support for the Project on both the TDMP and the LMP, which the Applicant has agreed to.

V. Conclusion

We look forward to presenting this case to the Board on July 29, 2020. If you have any questions, please do not hesitate to contact Allison at (202) 721-1106 or Meghan at (202) 721-1138. Thank you for your attention to this application.

Sincerely yours,

/s/
Allison C. Prince

/s/
Meghan Hottel-Cox

