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September 2, 2020

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

Re: **BZA Application No. 20274 – 1313 L Street NW (Square 247, Lot 94) –
Prehearing Submission**

Dear Members of the Board:

This letter serves as the prehearing submission for the application of MQMF 1313 L STREET LLC (the “**Applicant**”) for special exception relief pursuant to 11 DCMR Subtitle I § 205.5 for minimum rear yard requirements and for variance relief from the minimum court width requirements of Subtitle I § 207.1 to permit redevelopment of the property located at 1313 L Street NW (Square 247, Lot 94) (the “**Property**”) with a multifamily residential building with approximately 222 units (the “**Project**”).

Attached as Exhibit A are updated architectural plans for the Project. The updated plans primarily reflect refinements made to the Project design since the initial application was filed. In addition, as shown in the updated plans, the Project will have an FAR of approximately 9.13¹ and will provide 62 long-term bicycle parking spaces, as required.²

Attached as Exhibit B are an outline of witness testimony for the public hearing on the application and an expert resume for the Project architect who will be testifying at the hearing. As discussed in the initial statement, the application meets the standards for approval of the requested relief. We look forward to presenting to the Board on September 23, 2020. 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.

¹ The initial application stated an FAR of 9.62. The updated plans reflect adjustments made to the FAR calculation to exclude areas that do not count towards gross floor area under in the Zoning Regulations.

² Pursuant to Subtitle C § 802.2 of the Zoning Regulations, required bicycle parking spaces above 50 spaces are calculated at a rate of 50% resulting in a requirement of 62 long-term spaces for the Project.

Sincerely,

/s/ Allison C. Prince
Allison C. Prince

/s/ Lawrence Ferris
Lawrence Ferris

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered via email to the following addresses on September 2, 2020.

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/s/ Lawrence Ferris
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