

Jeff C. Utz jutz@goulstonstorrs.com (202) 721-1132(tel)

Jennifer M. Bisgaier jbisgaier@goulstonstorrs.com (202) 721 – 1158 (tel)

February 23, 2022

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

Re: BZA Case No. 20658 – 1650 Harvard St NW Washington DC, LLC – Special Exception Application for 1650 Harvard Street NW (Square 2589, Lot 847)

(the "Property") - Pre-Hearing Submission

Dear Members of the Board:

Please accept for filing the enclosed 21-day pre-hearing statement by the Applicant. By the instant application, the Applicant is requesting special exception relief pursuant to 11 DCMR Subtitle C § 1506.1 from certain penthouse setback requirements to permit the renovation of the existing multifamily residential building and the construction of a new roof structure thereon (the "**Project**").

Set forth below is (1) information regarding community outreach and input, and (2) an expert witness resume and outlines of testimony.

## I. Community Outreach and Input

Since submitting the application on November 24, 2021, the Applicant has continued its community outreach, including maintaining its dialogue with Advisory Neighborhood Commission ("ANC") 1C and ANC 1D, to discuss the Project. The Applicant presented at ANC 1C's meeting on January 5, 2022 and ANC 1C has submitted a letter in support of the application (Exhibit 19 of the record). The Applicant will continue its dialogue with the community and all interested individuals.

## II. Expert Witness Submissions

By this filing, the Applicant is also submitting its outlines of witness testimony as <u>Exhibit A</u>. In addition, the Applicant is filing the resume of Joe Ijjas of Soto Architecture & Urban Design, PLLC, the project architect, as <u>Exhibit B</u> in order to qualify him with the Board as an expert in the field of design and architecture.

## III. Conclusion

We look forward to presenting this case to the Board on March 16, 2022. If you have any questions, please do not hesitate to contact Jeff at (202) 721-1132 or Jennifer at (202) 721-1158. Thank you for your attention to this application.

Sincerely,

/s/

Jeff C. Utz
Jennifer Bisgaier

Enclosures

## **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document were delivered by electronic mail to the following addresses by February 23, 2022.

Stephen Cochran
Office of Planning
stephen.cochran@dc.gov

Aaron Zimmerman
District Department of Transportation
aaron.zimmerman@dc.gov

ANC 1C 1C@anc.dc.gov

ANC 1C05 1C05@anc.dc.gov

ANC 1D 1D@anc.dc.gov

ANC 1D05 1D05@anc.dc.gov

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