

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 Exhibit A. In addition, the Applicant is filing the resume of Joe Ijjas of Soto Architecture & Urban Design, PLLC, the project architect, as Exhibit B in order to qualify him with the Board as an expert in the field of design and architecture.



