

July 10, 2024

Via IZIS Only

District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: BZA Case No. 21010: Application of NL 1271 5TH ST, LLC (the “**Applicant**”) to the District of Columbia Board of Zoning Adjustment (the “**Board**”) for 1271 5th Street, N.E. (Square 3591, Lot 3) (the “**Property**”) – Pre-Hearing Statement

Dear Chairperson Hill and Members of the Board:

On August 15, 2023, the Applicant filed an application for five special exceptions to permit the construction of a new mixed-use building containing lodging and other commercial uses on the Property.

Since the original application was filed, the Applicant has refined the plans for the development of the Property such that now only the following four special exceptions are required: (1) relief from the parking requirements set forth in Subtitle C, Section 701.5, (2) relief from the loading requirements of Subtitle C, Section 901.1, (3) relief to permit eating and drinking establishment uses in a penthouse pursuant to Subtitle C, Section 1501.1, and (4) relief from the rear yard requirements of Subtitle G, Section 207.9.

This filing constitutes the Applicant’s pre-hearing submission ahead of the public hearing currently scheduled for July 31, 2024. This filing includes the following materials:

- Exhibit A1 Updated One-Page Summary of the Application (*superseding Exhibit 2A1 in the case record*)
- Exhibit A2 Updated Detailed Statements of Existing and Intended Use of the Property and Explaining How This Application Meets Each Element of the Review Standards (per 11-Y DMCR § 300.8(d)-(e), *superseding Exhibit 2A2 in the case record*)
- Exhibit B Updated Architectural Plans and Drawings, including a Surveyor’s Plat and Color Photographs of the Property (per *id.* § 300.8(b)-(c), and (f) *superseding Exhibits 2B2, 2B3, and 3 in the case record*)
- Exhibit C Updated Zoning Certification Form (per *id.* § 300.6, *superseding Exhibit 2D2 in the case record*)

Board of Zoning Adjustment

District of Columbia

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CASE NO. 21010
EXHIBIT NO. 17

Since the Application was originally filed, the Applicant has obtained the Zoning Commission's approval of an amendment to the Zoning Map to rezone the Property from the PDR-1 zone to the MU-8B zone.

The Applicant believes that the application is complete and ready for the Board's consideration at the public hearing.

If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1127. Thank you for your attention to this application.

Respectfully Submitted,

GOULSTON & STORRS PC

/s/ Jeff C. Utz

/s/ David A. Lewis

Certificate of Service

I hereby certify that a copy of the foregoing document was sent to the following by e-mail by no later than July 10, 2024:

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/s/ David A. Lewis _____