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June 27, 2025

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

Re: **BZA Application No. 21336 – 1750 New York Avenue NW (Square 171, Lot 33) (the “Property”) – Prehearing Submission**

Dear Members of the Board:

This letter serves as the prehearing submission for the application of United Unions, Inc. (“**Applicant**”) for (i) special exception relief pursuant to 11 DCMR Subtitle C § 1501.1(e) to permit penthouse habitable space within the vicinity of the White House; and (ii) special exception relief pursuant to 11 DCMR Subtitle C § 1506.1 from penthouse uniform height requirements in order to renovate and expand the existing penthouse on the Property.

- Community Outreach – The Applicant will be presenting the Application to Advisory Neighborhood Commission (“**ANC**”) 2A, in which the Property is located, at the ANC’s regular monthly public meeting on July 16, 2025. The Applicant looks forward to continuing to work with the ANC and community as the project moves forward.
- Outline of Testimony and Expert Resume – Attached as Exhibit A is an outline of witness testimony for the public hearing on the application, and attached as Exhibit B is a resume for the Applicant’s expert architect who will testify at the hearing.

As discussed in the initial submission, the Application meets the standards for approval of the requested relief. We look forward to presenting to the Board at the public hearing on July 30, 2025. 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.

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Sincerely,

/s/ Paul A. Tummonds

/s/ Lawrence Ferris

## **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document and attachments were delivered via email to the following addresses on June 27, 2025.

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/s/ Lawrence Ferris