

February 2, 2026

VIA IZIS

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

Re: BZA Case No. 21406 – 2502 Martin Luther King, Jr. Avenue, S.E. (Square 5868, Lot 175) (the “Property”) – Applicant’s Pre-Hearing Statement

Dear Members of the Board:

On October 2, 2025, Consys, Inc. (the “**Applicant**”) submitted the above-referenced application for special exception approval (i) under Subtitle A § 207.2 for an extension of the zone boundary line, and (ii) Subtitle C § 703.2 for relief from the minimum vehicle parking requirements (the “**Application**”) in order to construct a new multifamily building with ground floor retail (the “**Project**”). Pursuant to Subtitle Y §§ 300.14 and 300.15, Applicant hereby files this pre-hearing statement and transportation report in advance of the March 4, 2026, public hearing. The Applicant previously filed a pre-hearing statement at Exhibit 20 of the record, which includes outlines of witness testimony and resumes of the proposed expert witnesses.

Pursuant to Subtitle Y § 300.15, attached hereto as Exhibit A are updated plans and diagrams illustrating the Project and the proposed relief, reflecting a setback along the Sheridan Road and Martin Luther King, Jr. Ave intersection. In response to comments received from the Zoning Administrator, the Applicant set the building back to comply with the side yard requirements of Subtitle G § 208.2.

Pursuant to Subtitle Y § 300.14, attached hereto as Exhibit B is the Applicant’s transportation statement.

The Applicant looks forward to presenting to the Board at the public hearing on March 4, 2026. Please feel free to contact the undersigned at (202) 721-1132 or (202) 721-1153 if you have any questions. Thank you for your consideration of this matter.

Sincerely,

/s/ Jeff C. Utz
Jeff C. Utz

/s/ Lee S. Templin
Lee S. Templin

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by electronic mail to the following addresses on February 2, 2026.

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