Goulston & Storrs

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August 28, 2026

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

Re: **1701 Pennsylvania Avenue NW (Square 166, Lot 32) (the "Property") – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of 1701 Pennsylvania LLC (the "**Applicant**") for special exception approval under Subtitle C § 1501.1(e) to permit a habitable penthouse within the vicinity of the White House to renovate the existing penthouse on the office building located at the Property ("**Project**").

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification.
- Authorization Letter authorizing this application.
- The preliminary statement of the Applicant, including the statement of existing and intended use of the Property.
- Zoning map with Property outlined (Exhibit A).
- Architectural plans, including photographs of the Property (Exhibit B).
- Prior BZA Order for the Property (Exhibit C).
- Email from the U.S. Secret Service regarding the Project (Exhibit D).
- Plat, prepared by the D.C. Surveyor, showing the footprint of the existing structure on the Property.
- Certification of Proficiency.

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- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property and all current tenants of the Property.

- Statement of community outreach.

A check payable to the DC Treasurer in the amount of $1,560 for the application's filing fee is also being delivered to the Office of Zoning concurrent with this filing.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1135. Thank you for your attention to this application.

Sincerely,

/s/ Jeff C. Utz

/s/ Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by email to the following addresses on August 28, 2026.

Radhika Mohan
Office of Planning
radhika.mohan@dc.gov

Erkin Ozberk
District Department of Transportation
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ANC 2A
2A@anc.dc.gov

Trupti Patel, ANC 2A Chair (SMD ANC 2A07 is currently vacant)
2A03@anc.dc.gov

/s/ Lawrence Ferris

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