Goulston & Storrs

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October 19, 2026

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

Re: **BZA Application No. 21533 – 1701 Pennsylvania Avenue NW (Square 166, Lot 32) (the "Property") – Prehearing Submission**

Dear Members of the Board:

This letter serves as the prehearing submission for the application of 1701 Pennsylvania LLC ("**Applicant**") for special exception approval pursuant to 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**").

- Community Outreach – The Applicant will be presenting the Application to Advisory Neighborhood Commission ("**ANC**") 2A at the ANC's regularly scheduled public meeting on October 21, 2026. 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 November 18, 2026. 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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21533
EXHIBIT NO. 20

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 October 19, 2026.

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2A03@anc.dc.gov

/s/ Lawrence Ferris