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March 4, 2020

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

Re: **1313 L Street NW (Square 247, Lot 94) (the “Property”) – Special Exception and Variance Application**

Dear Members of the Board:

Please accept for filing the enclosed application of MQMF 1313 L STREET LLC (the “**Applicant**”) for special exception relief pursuant to 11 DCMR Subtitle I § 205.5 for minimum rear yard requirements and for variance relief from the minimum court width requirements of Subtitle I § 207.1 to permit redevelopment of the Property with a multifamily residential building with approximately 222 units.

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).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property.

- Certification of Proficiency.
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property.
- Statement of community outreach.
- Check payable to the DC Treasurer in the amount of \$2,600 for the application's filing fee.

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,

ALLISON C. PRINCE (WLF)

Allison C. Prince

LH v.c

Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by first-class mail, hand delivery, and/or email to the following addresses on March 5, 2020.

Jennifer Steingasser (3 copies)
Office of Planning
1100 4th Street, S.W., Suite 650E
Washington, D.C. 20024

Aaron Zimmerman (2 copies)
District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

ANC 2F (8 copies)
5 Thomas Circle NW
Washington, DC 20005

Ron Rubin – ANC 2F05
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