

April 6, 2020

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

Re: **BZA Application for 2100 M Street, NW (Square 72, Lot 75) (the “Property”) by 2100 M Street Property Owner LLC – Special Exception and Variance Application**

Dear Members of the Board:

Please accept for filing the enclosed application of 2100 M Street Property Owner LLC (the “**Applicant**”) for special exception and variance relief in order to renovate and expand the existing office building on the Property (the “**Project**”). The Applicant is seeking a special exception under Subtitle C § 1504.1 of the Zoning Regulations for penthouse setback requirements and variances from the 45-degree setback required from the adjacent MU-zoned property under Subtitle I § 201.6; from the minimum court width and area requirements under Subtitle I § 207.1; and from the minimum vertical clearance requirement for loading berths under Subtitle C § 905.2.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification (Exhibit A).
- Zoning Map of the Property (Exhibit B).
- Authorization letter authorizing this application (Exhibit C).
- Certification of Proficiency (Exhibit D).
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Exhibit E).

- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Exhibit F).
- Proposed architectural plans for the Project, including photographs of the Property (Exhibit G).
- BZA Order Nos. 17696, 17696-A, 17696-B, and 17696-C, previously approved for the Property (Exhibit H).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property (Exhibit I).
- Outline of witness testimony and resumes of expert witnesses to be presented at the Board’s hearing (Exhibit J).
- Statement of community outreach (Exhibit K).

A check payable to the D.C. Treasurer or other form of acceptable payment in the amount of \$5,720 will also be delivered to the Office of Zoning for the application’s filing fee.¹

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

¹ The Applicant notes that the Office of Zoning is not currently accepting payments due to unforeseen circumstances related to the outbreak of the COVID-19 disease and the related temporary closure of the Office of Zoning’s physical offices. Payment of the fee for this application will be delivered directly to the Office of Zoning as soon as normal operations are resumed or another form of acceptable payment is designated for zoning application fees.

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by email delivery to the following addresses on or before April 6, 2020.

Jennifer Steingasser (3 copies)
Joel Lawson
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024
Jennifer.steingasser@dc.gov
Joel.lawson@dc.gov

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

ANC 2A
c/o West End Library
2301 L Street NW
Washington, DC 20037
2A@anc.dc.gov

Jeri Epstein, ANC 2A06
1111 23rd Street NW
Washington, DC 20037
2A06@anc.dc.gov

_____/s/_____
Lawrence Ferris