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February 17, 2021

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

Re: **The River School – BZA Application for 4220 Nebraska Avenue NW (Square 1727, Lots 4 and 5) (the "Property") – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of The River School (the "**Applicant**") for special exception to establish its new campus serving children from birth through 6th grade at the Property (the "**Project**"). The Applicant is seeking special exceptions (1) pursuant to 11-U DCMR § 203.1(m) and 11-X DCMR § 104 to permit a private school in a residential zone district; (2) pursuant to 11-U DCMR § 203.1(h) to permit a childhood development center in a residential zone district; and (3) pursuant to 11-C DCMR § 703.2 to allow the 12 tandem parking spaces and six spaces in the pick-up/drop-off loop in the total parking supply to count toward the 52-space parking requirement.

The application package includes the following materials:

- Statement of the Applicant, including the statement of existing and intended use of the Property.
- BZA Form 135, Self-Certification (Exhibit A).
- Authorization Letters authorizing this application (Exhibit B).
- Zoning map with Property outlined in red (Exhibit C).
- Certification of Proficiency (Exhibit D).
- Statement of Public Outreach (Exhibit E).
- Preliminary Transportation Management Plan (Exhibit F).

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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 (Exhibit G).

- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structures on the Property (Exhibit H).

- Proposed plans for the Project, including photographs of the Property (Exhibit I).

Also enclosed is a check for $4,810.00, which represents the filing fee in this matter. 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) 721-1138. Thank you for your attention to this application.

Sincerely,

/s/
Meghan Hottel-Cox

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by electronic mail, first-class mail, or hand delivery to the following addresses by February 17, 2021.

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___/s/_____
Meghan Hottel-Cox