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April 12, 2021

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

Re: **7 New York Avenue NE (Square 671, Lot 14) (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of 9 New York Ave LLC (the “**Applicant**”) for special exception approval under Subtitle C § 909.2(a) for relief from the loading and service delivery space requirement under Subtitle C § 901.1 and for special exception approval pursuant to Subtitle C §1504.1 for relief from the penthouse uniform height requirements of Subtitle C §1500.9.

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.
- Architectural plans, including photographs of the Property (Exhibit A).
- 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 of the owners of all property within 200 feet of the boundaries of the Property.
- Statement of Community Outreach.

The requisite filing fee in the amount of \$4,160, by check made payable to the DC Treasurer and the mailing labels of the owners of all property within 200 feet of the boundaries of the Property are being delivered to the Office of Zoning concurrent with the filing of this application.

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) 721-1116 or (202) 721-1100. Thank you for your attention to this application.

Sincerely,

/s/ Christine A. Roddy
Christine A. Roddy

/s/ Jennifer Logan
Jennifer Logan

Enclosures

