goulston&storrs
counsellors at law

Meghan Hottel-Cox
Associate
MHottel-Cox@goulstonstorrs.com
202-721-1138 (tel)
202-721-1111 (fax)

July 28, 2021

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

Re: **1801 MD Ave LLC – BZA Application for 1801-1805 Maryland Avenue NE (Square 4488, Lots 36 and 37) (the "Property") – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application 1801 MD Ave LLC (the "**Applicant**") for special exception relief pursuant to 11-X DCMR §901.1 to shift the zone boundary line by up to 35 feet pursuant to 11-A DCMR §207.2 and for minimum court width relief pursuant to 11-G DCMR §1200.4. The Application would facilitate redevelopment of the Property to permit the construction of a residential building containing approximately 28 residential units. (the "**Project**").

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).
- 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).

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

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

Also enclosed is a check for $3,120.00, 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 to the following addresses by July 28, 2021.

Jennifer Steingasser
Office of Planning
jennifer.steingasser@dc.gov

Aaron Zimmerman
District Department of Transportation
aaron.zimmerman@dc.gov

ANC 5D
5D@anc.dc.gov

Sydelle Moore – ANC 5D 05
5D05@anc.dc.gov

/s/
Meghan Hottel-Cox