



June 28, 2024

**Eric J. DeBear**

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Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, D.C. 20010

**Re: 933 N Street NW (Square 367, Lot 81)  
Application for Special Exception Relief**

Dear Chairperson Hill:

Please accept for filing the enclosed application of the 933 N St NW LLC (the “**Applicant**”). The Applicant requests for special exception relief from the requirements for courts (Subtitle E § 209.1) and side yard (Subtitle E § 208.4), and area variance relief from the requirements for rear yard (Subtitle E §§ 207.1, 207.5) and lot occupancy (Subtitle E § 210.1) in order to subdivide the Property and construct a new two-family dwelling in the RF-1 zone. The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans;
6. Authorization Letter;
7. Form 135 – Zoning Self-Certification;
8. Color Photos of the Property;
9. Statement of Existing and Intended Use;
10. Certification of Proficiency;
11. List of Names and Mailing Addresses of Owners within 200 Feet;
12. Surveyor’s Plat;
13. Statement of Community Outreach; and
14. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

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Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR



Eric J. DeBear  
1200 19<sup>th</sup> Street NW  
Washington, D.C. 20036

**Certificate of Service**

I hereby certify that on this 28<sup>th</sup> day of June, 2024, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

Advisory Neighborhood Commission 2G  
c/o Rachelle Nigro, Chairperson 2G06  
Steven McCarty, SMD 2G04  
[2G06@anc.dc.gov](mailto:2G06@anc.dc.gov)  
[2G04@anc.dc.gov](mailto:2G04@anc.dc.gov)



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