

July 10, 2024

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

Re: **Van Ness LP – BZA Application for 4400 Connecticut Avenue NW (Square 1971 Lot 2) and 3415 Yuma Street NW (Square 1971 Lot 26) (the “Property”) – Modification of Significance and Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of Van Ness LP (the “**Applicant**”) for a Modification of Significance to modify the condition in BZA Appeal Nos. 7096 and 7097 and special exception relief from the requirements of Subtitle C § 701.10 to reduce the number of parking spaces that were required when the existing hotel at 4400 Connecticut Avenue NW (Square 1971 Lot 2) was constructed to what would be required if the 2016 Zoning Regulations applied to the existing hotel. The Applicant is seeking relief pursuant to 11-Y DCMR § 704 and 11-C DCMR § 703 and Subtitle X § 901.

The application package includes the following materials:

- BZA Form 135, Self-Certification;
- Statement of the Applicant demonstrating satisfaction of burden of proof for requested relief,
- Survey plat depicting the Property and the buildings located on the Property;
- Zoning / context map with Property outlined in red;
- Color images of the Property;
- BZA Appeal Nos. 7096 and 7097;
- Parking covenant;
- Statement of existing and intended use of the Property;

- Statement of public outreach;
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property;
- List of names and mailing addresses of persons or organizations having a lease with the property owner;
- Current Certificates of Occupancy for the Property;
- Outline of witness testimony and resume of expert witness;
- Authorization letters authorizing Goulston & Storrs to process this application;
- Certificate of proficiency;

Also enclosed is a check for \$2,100.80, which represents the filing fee in this matter. 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. Thank you for your attention to this application.

Sincerely,

/s/  
Christine A. Roddy

Enclosures

## Certificate of Service

The undersigned hereby certifies that copies of the foregoing application materials were delivered by electronic mail to the following addresses on July 10, 2024.

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Joel Lawson  
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\_\_\_\_\_/s/\_\_\_\_\_  
Shane L. Dettman