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October 25, 2024

**Via IZIS Only**

Frederick L. Hill, Chairperson  
District of Columbia Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

Re: Application of Washington Area Bicyclist Association (the “**Applicant**”) to the District of Columbia Board of Zoning Adjustment (the “**Board**”) for 1110 Hamlin Street, NE (Square 3876, Lot 0047) (the “**Property**”) – Application for Special Exception and Area Variance Relief

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Dear Chairperson Hill and Members of the Board:

The Applicant submits this application for following relief for the existing vacant two-story building on the Property, which is split between the MU-3A and R-2 zones:

1. Special exception relief pursuant to 11-A DCMR § 207.2 and 11-X DCMR § 901.2 of the Zoning Regulations to extend the office use permitted MU-3A portion of the Property into the R-2 portion of the Property; and
2. Area variance relief pursuant to 11-G DCMR § 5200.2 and 11-X DCMR § 1001.3(a) of the Zoning Regulations to exceed, by 0.045, the 1.0 maximum floor area ratio (“FAR”) permitted by 11-G DCMR § 201.1 for the existing structure on the Property.

This application includes the following materials:

Exhibit A1	One-Page Summary of the Application
Exhibit A2	Statement of Existing and Intended Use of the Property, Justification Explaining How This Application Meets Each Element of the Review Standards and Statement of Community Outreach (per 11-Y DCMR § 300.8(d), (e), and (l))
Exhibit B	Maps, Plats, and Photographs (per <i>id.</i> § 300.8(b), (c), and (f))
Exhibit C	Excerpts from Prior BZA Matters: BZA Order No. 2818, BZA Case No. 20095, Ex. 40, and BZA Case No. 20638, Ex. 30

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21230  
EXHIBIT NO.2

- Exhibit D1     Form 135 (Zoning Self-Certification) and Letter of Certification (per *id.* § 300.6(b))
- Exhibit D2     Authorization Letters (per *id.* § 300.5)
- Exhibit D3     Property Owner List (per *id.* § 300.8(g)-(h))
- Exhibit D4     Certificate of Occupancy for the Existing Building (per *id.* § 300.8(i))
- Exhibit D5     Written Summary of Witness Testimony (per *id.* § 300.8(k))

Under separate enclosure the Applicant will deliver to the Office of Zoning two sets of labels pre-printed with the names and addresses of owners of all lots within 200 feet of the Property as well as a check made payable to the DC Treasurer in the amount of \$2,600.00 for the special exception and variance relief sought herein.

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) 721-1127. Thank you for your attention to this application.

Respectfully Submitted,

/s/ David A. Lewis  
David A. Lewis

/s/ Olivia K. Torres  
Olivia K. Torres\*

\*Licensed in NY only.

## **CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing document was sent to the following by e-mail no later than October 25, 2024:

Jennifer Steingasser  
Joel Lawson  
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