



Jeff C. Utz
jutz@goulstonstorrs.com
(202) 721-1132

Lee S. Templin
lttemplin@goulstonstorrs.com
(202) 721-1153

October 2, 2025

VIA IZIS

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

**Re: Consys, Inc. – BZA Application for 2502 Martin Luther King, Jr. Avenue, SE
(Square 5868, Lot 175) (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application by Consys, Inv. (the “Applicant”) for special exception relief pursuant to 11-X DCMR § 901.1 to (i) shift the zone boundary line by up to 35 feet pursuant to 11-A DCMR §207.2; (ii) construct a building without the minimum vehicle parking required under Subtitle C § 703.2. The Application would facilitate redevelopment of the Property as a 37-unit multifamily building with ground floor retail (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 Letter (Exhibit B);
- Zoning map with Property outlined (Exhibit C);
- Certification of Proficiency (Exhibit D);
- Statement of Public Outreach (Exhibit E);
- List of names and mailing addresses (Exhibit F);

Board of Zoning Adjustment
District of Columbia
CASE NO. 21406
EXHIBIT NO. 2

- 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); and
- Color Photographs of the Property (Exhibit I).

Also enclosed is a check for \$3,120, 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) 721-1153. Thank you for your attention to this application.

Sincerely,

/s/ Jeff C. Utz
Jeff C. Utz

/s/ Lee S. Templin
Lee S. Templin

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by electronic mail to the following addresses on October 2, 2025.

Jennifer Steingasser
Joel Lawson
Office of Planning
jennifer.steingasser@dc.gov
joel.lawson@dc.gov

Erkin Ozberk
District Department of Transportation
erkin.ozberk1@dc.gov

ANC 8B
8B@anc.dc.gov

SMD 8B04, Kimberly Little
8B04@anc.dc.gov

ANC 8A
8A@anc.dc.gov

SMD 8A06, Robin McKinney
8A06@anc.dc.gov

/s/ Lee S. Templin
Lee S. Templin