

August 5, 2019

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

Re: TPWR;  
7100 Georgia Avenue, N.W.; The Parks at Walter Reed  
(Square 2950, Lot 846).

Dear Members of the Board:

Please accept for filing the enclosed application of TPWR (the “**Applicant**”) for special exception relief in order to provide retail space which does not comply with the linear frontage restrictions of the WR-2 zone in a new mixed-use development in the Parks at Walter Reed (the “**Project**”).

The application package includes the following materials:

1. Application Forms including Form 135, Self- Certification
2. Agent Authorization Letters including:
  - a. authorization letter from The Parks at Walter Reed (TPWR) as land lessor; and
  - b. authorization letter from the District of Columbia Deputy Mayor’s Office for Planning and Economic Development (DMPED) as land owner.
3. Statement of the Applicant which includes Statement of Intended Use and Community Outreach and:
  - a. Exhibit A – Applicant’s PowerPoint Presentation of Issue Including Site Location and Zoning
  - b. Exhibit B – Master Plan
  - c. Exhibit C – DC Zoning Map showing the Property Outlined
  - d. Exhibit D – Property and Surrounding Area Photos

1919 Pennsylvania Avenue, N.W. ♦ Suite 550 ♦ Washington, D.C. 20006-3434

Phone: (202) 333-8800 ♦ Fax: (202) 337-6065

- e. Exhibit E – Project Conceptual Development Plans
- f. Exhibit F – Site Plan Showing Proposed Linear Frontage Dimension
- 4. District of Columbia Surveyor’s Plat (A&T Lot Plat Showing Approved but yet to be Recorded A&T lots
- 5. 200 Ft Mailing List and 200 Ft Mailing Labels (2 sets)

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) 295-6612. Thank you for your attention to this application.

Sincerely,



Cynthia A. Giordano

CAG:waw  
Enclosures

## CERTIFICATE OF SERVICE

I hereby certify that I sent the foregoing document to the addresses below on August 2, 2019, by first class mail, hand delivery or electronic mail.

Sincerely,



Cynthia A. Giordano, Esq.

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