

Holland & Knight

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May 7, 2026

VIA IZIS

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, NW Suite 210-S
Washington, DC 20001

**Re: Application to the Board of Zoning Adjustment
1401 New York Avenue, NW (Square 222, Lot 24)
Special Exception Relief for Penthouse Expansion**

Dear Members of the Board:

On behalf of BIG 1401 NY OWNER LLC (the “Applicant”), the owner of property located 1401 New York Avenue, NW (Square 222, Lot 24) (the “Property”), we hereby submit an application requesting special exception relief pursuant to Subtitle X § 901.2 and Subtitle C § 1501.1(d) of the District of Columbia Zoning Regulations, Title 11 to the District of Columbia Municipal Regulations (“DCMR”), to allow the renovation and expansion of existing penthouse habitable space at the Property within the White House security area in the D-6 zone district.

In accordance with Subtitle Y § 300, the following materials are enclosed:

- Letter from the Applicant authorizing Holland & Knight LLP to file and process the application;
- Completed BZA Form 135 – Zoning Self-Certification;
- Surveyor’s plat showing the boundaries and dimensions of the existing and proposed structures on the Property;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended uses of the Property;
- Preliminary statement explaining how the application meets the specific criteria identified in the Zoning Regulations (the “Statement in Support”);
- Architectural plans and elevations showing the proposed penthouse renovations and expansion;
- A copy of the certificate of occupancy showing the current authorized uses on the Property;
- Color photographs of the Property;
- Outlines of testimony for the witnesses who will testify at the public hearing;
- Resume for the witness who will testify as an expert at the public hearing;
- The name and mailing address of the owners of all property located within 200 feet of the Property;

Board of Zoning Adjustment
District of Columbia
CASE NO. 21489
EXHIBIT NO. 9

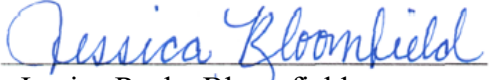
- The name and mailing address of each lessee having a lease with the owner for all or part of the existing building on the Property;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commission (“ANC”), ANC 2C, of this application (included within the Statement of Support);
- Letter from the U.S. Secret Service stating no objection to the application;
- Certificate of Service demonstrating that the Office of Planning and ANC 2C have been provided a copy of the application (included at the end of this letter); and
- Certification of Proficiency demonstrating that the undersigned counsel is able to represent the Applicant in this case.

Upon filing the application through IZIS, the Applicant will deliver to the Office of Zoning a check for the requisite filing fee of \$1,560.00, pursuant to Subtitle Y § 1600.1(b)(24), and two copies of mailing labels for the owners of property located within 200 feet of the Property and all tenants having a lease with the owner of the Property.

We respectfully request that the Board schedule the application for a public hearing on the next available date. Thank you for your attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Jessica Raabe Bloomfield

Enclosures

cc: Certificate of Service

CERTIFICATE OF SERVICE

I hereby certify that on May 7, 2026, a copy of the foregoing application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

District of Columbia Office of Planning

Radhika Mohan
radhika.mohan@dc.gov

Maxine Brown-Roberts
maxine.brownroberts@dc.gov

District Department of Transportation

Erkin Ozberk
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Advisory Neighborhood Commission 2C

2C@anc.dc.gov

Commissioner Michael Shankle

ANC 2C Chair and Single Member District 2C01
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