



May 26, 2026

Eric J. DeBear

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D.C. Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

**Re: Lot 829 in Square 775
Application for Special Exception Relief**

Dear Members of the Board,

Please accept for filing the enclosed application of Gallery CT LLC (the “Applicant”). The Applicant requests special exception relief to convert an alley tax lot to an alley record lot under Subtitle C § 306.4. The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans & Elevations;
6. Authorization Letter(s);
7. Form 135 – Zoning Self-Certification;
8. Statement of Existing and Intended Use;
9. Certification of Proficiency;
10. List of Names and Mailing Addresses of Owners within 200 Feet;
11. Surveyor’s Plat(s);
12. Statement of Community Outreach;
13. Photographs of the Property;
14. Summary of Witness Testimony; and
15. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR



Eric J. DeBear

Certificate of Service

I hereby certify that on this 26th day of May 2026, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 6C
c/o Karen Wirt, Chair
Andrew Hayes, SMD 6C06
6C@anc.dc.gov
6C02@anc.dc.gov
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