



June 2, 2026

Eric J. DeBear

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

**Re: 800 10th Street NE (Square 933, Lot 54)
Application for Special Exception Relief**

Dear Board of Zoning Adjustment:

Please accept for filing the enclosed application of the SSDS1 LLC (the “**Applicant**”). The Applicant requests for special exception relief from the requirements for alteration of roof top architectural elements (Subtitle E § 204.1), lot occupancy (Subtitle E § 210.1), a penthouse on a flat that exceeds the maximum building height (Subtitle C § 1501.1(c)), and penthouse side setback (Subtitle C § 1506.1). 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;
6. Authorization Letter;
7. Form 135 – Zoning Self-Certification;
8. Color Photos of the Property;
9. Statement of Existing and Intended Use;
10. Certification of Proficiency;
11. List of Names and Mailing Addresses of Owners within 200 Feet;
12. Surveyor’s Plat;
13. Statement of Community Outreach; and
14. 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
2001 M Street NW
Washington, D.C. 20036

Certificate of Service

I hereby certify that on this 2nd day of June, 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 6A
c/o Amber Gove, Chairperson
Kimberly Butler, SMD 6A02
6A04@anc.dc.gov
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