

October 2, 2026

VIA IZIS

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

Re: **436 DC Fee Owner LLC – BZA Application for 436 11th Street, NW (Square 322, Lot 813) (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application by 436 DC Fee Owner LLC (the “**Applicant**”) for special exception relief pursuant to (i) Subtitle C § 1501.1(d) to permit an eating and drinking establishment within penthouse habitable space, and (ii) Subtitle C § 1506.1 from the penthouse screening requirements under Subtitle C § 1503.1 for mechanical equipment not fully enclosed.

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 (including mailing labels) of the owners of all property within 200 feet of the Property (Exhibit F);
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structures on the Property (Exhibit G); and
- Proposed plans for the Project, including photographs of the Property (Exhibit H).

A check made payable to the DC Treasurer in the amount of \$3,120, which represents the filing fee in this matter, is also being delivered to the Office of Zoning concurrent with this filing.

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 via electronic mail to the following addresses on October 2, 2026.

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