COZEN O'CONNOR

October 27, 2026

Meridith Moldenhauer
Direct Phone 202-747-0763
mmoldenhauer@cozen.com

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

Re: 4590 MacArthur Boulevard NW (Square 1358, Lot 78)
Application for Area Variance Relief

Dear Board of Zoning Adjustment:

Please accept for filing the enclosed application of the 4590 MacArthur LLC (the "**Applicant**"). The Applicant requests for area variance relief from the requirements for non-residential floor-area-ratio under Subtitle G § 201.1. 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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21555
EXHIBIT NO. 9

Sincerely,

COZEN O'CONNOR



Meridith H. Moldenhauer



Eric J. DeBear

Certificate of Service

I hereby certify that on this 27th day of October, 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 3D
c/o Bernie Horn, Chairperson
Marilyn Nowalk, SMD 3D06
3D06@anc.dc.gov
3D05@anc.dc.gov
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Eric J. DeBear