

September 26, 2019

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

Re: **Southern Hills LP – BZA Application for 4201, 4209, 4219, 4333, 4337, and 4347 4th Street SE and 304 Livingston Terrace SE (Square 6167, Lots 45, 46, 47, 48, 49, 50, and 51) (the “Property”) – Modification of Significance to BZA Order No. 19819**

Dear Members of the Board:

Please accept for filing the enclosed application of Southern Hills LP (the “**Applicant**”) for a modification of significance to BZA Order No. 19819 for special exception and variance relief in order to construct a new multifamily development that will also include a new community service center. The Applicant is seeking reapproval of special exceptions pursuant to 11 DCMR Subtitle U § 421 for new residential development in the RA-1 zone; pursuant to Subtitle U § 320.1(b) for a community service center; and pursuant to Subtitle C § 305 to allow multiple buildings on a single lot utilizing theoretical lots. The Applicant reapproval of an area variance from the maximum height under Subtitle F § 303.1.

The application package includes the following materials:

- BZA Form 152, Application.
- Authorization Letter authorizing this application.
- The preliminary statement of the Applicant.
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property.
- List of names and addresses of all of the lessees of the buildings on the property.
- Copy of BZA Order No. 19819 (Exhibit A).

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- Architectural and civil plans (Exhibits B and C, respectively) for the project.
 - Check payable to the DC Treasurer in the amount of \$43,238 for the application's filing fee.

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) 721-1135. Thank you for your attention to this application.

Sincerely,

CHRISTINE A. RODDY (WLF)

Christine A. Roddy



Lawrence Ferris

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses on September 26, 2019.

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