

September 26, 2016

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

Re: **The Boundary Companies & The Missionary Society of St. Paul the Apostle – BZA Application for 3015 4th Street NE (Square 3648, part of Lot 1067 (currently part of Lot 915)) (the “Property”) – Special Exception and Variance Application**

Dear Members of the Board:

Please accept for filing the enclosed application of The Boundary Companies & The Missionary Society of St. Paul the Apostle (the “**Applicant**”) for special exception and variance relief in order to construct a multi-family residential development at the Property (the “**Project**”). The Applicant is seeking (i) a special exception pursuant to 11 DCMR Subtitle U, §421 to construct a new residential development in the RA-1 Zone District; (ii) special exception relief pursuant from 11 DCMR Subtitle C, §305 to construct multiple buildings on a single lot; and (iii) variance relief from 11 DCMR Subtitle C, §305.3 for (a) vehicular access points less than 24 feet in width and (b) rear and side yards not in compliance with the RA-1 Zone District.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self Certification (Exhibit A).
- Sanborn plats with Property outlined in red (Exhibit B).
- Zoning map with Property outlined in red (Exhibit C).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property and a legal description and line drawing of the Property (Exhibit D).
- Authorization Letter authorizing this application (Exhibit E).
- Certification of Proficiency (Exhibit F).

- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Exhibit G).
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Exhibit H).
- Proposed plans for the Project, including photographs of the Property (Exhibit I).
- Check payable to the DC Treasurer in the amount of \$50,440.00 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) 721-1132 or (202) 721-1138. Thank you for your attention to this application.

Sincerely,



Jeff C. Utz



Meghan Hottel-Cox

Enclosures

## Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by first-class mail or hand delivery to the following addresses on September 27, 2016.

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Jeff C. Utz