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December 28, 2017

VIA IZIS AND BY HAND DELIVERY

Frederick Hill, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Application for Zoning Relief
Square 5413, A&T Lot 802 (Underlying Record Lots 28-41) (“Property”)

Dear Chairperson Hill:

On behalf of Milestone East Capitol 4 LLC (the “Applicant”), we submit herewith an application for special exception relief pursuant to 11 DCMR Subtitle U § 421 and Subtitle X § 901 and variance relief pursuant to Subtitle F §§ 302, 304, 305 and Subtitle X § 1002 to allow for a new residential development project consisting of affordable rental housing in the RA-1 District.

Enclosed please find two copies of the filing and a check in the amount of \$51,720.00 made payable to the DC Treasurer. The following supporting materials are attached:

1. Completed Application Form (BZA Form 120);
2. Zoning Self Certification Forms (BZA Form 135);
3. Fee Calculator Form (BZA Form 126);
4. Letter of Authorization from Owner;
5. List of the Property Owners within 200 feet of the Property (and Two Sets of Self-Stick Mailing Labels);
6. Statement of Public Outreach;
7. Statement In Support of the Application, including the following exhibits:
 - Exhibit A: Zoning Map.
 - Exhibit B: Surveyor’s Plat.
 - Exhibit C: Architectural Plans, Elevations, Grading Plan, and Landscape Plan.
 - Exhibit D: Photos of the Property.
 - Exhibit E: Proposed Plat.



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- Exhibit F: Timing of Demolition.
- Exhibit G: Outlines of Testimony.
- Exhibit H: Expert Witness Resumes.

We respectfully request that the Board schedule the application for a public hearing on the next available date. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: _____
John Patrick Brown, Jr.

By: _____
Kate M. Olson

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on December 28, 2017, a copy of the BZA Application was served on the following:

ANC 7F
c/o Commissioner Sheila Carson-Carr, Chairperson
515 46th Street, SE
Washington, DC 20019
(By Mail and Electronically 7F03@anc.dc.gov)

Commissioner Carol E. Fletcher, SMD 7F06
3444 Croffut Place, SE
Washington, DC 20019
(By Mail and Electronically 7F06@anc.dc.gov)

Ms. Jennifer Steingasser
Mr. Joel Lawson
Ms. Ann Fothergill
D.C. Office of Planning
Deborah Crain-Kemp
1100 4th Street, SW
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(Electronically aaron.zimmerman@dc.gov)

Meadow Green Courts Residents Association
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One Thomas Circle NW #850
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