

April 18, 2018

VIA IZIS

Chairman Fred Hill
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: BZA Case No. 19745 – Applicant’s Pre-Hearing Submission

Dear Chairman Hill and Members of the Board:

This letter serves as the Applicant’s pre-hearing submission in the above-referenced case scheduled for a public hearing on May 9, 2018. The Applicant is requesting special exception approval to extend the zone boundary line and relief from the side yard requirements to construct a mixed-use residential and retail project on an unimproved site.

The satisfaction of the special exception standards is set forth in the original application materials, and the request and basis for the relief have not changed since then. The plans have not changed, but since filing the application, the Applicant re-evaluated the gross floor area calculation. Accordingly, as a clarification, the proposed project will contain a total of 289,000 – 340,000 square feet of gross floor area. Of that total, the project will contain 252,000 – 303,000 square feet of residential gross floor area. Approximately 37,000 square feet of gross floor area will be devoted to non-residential use, and of that, 20,000 – 30,000 square feet will be devoted to ground-floor retail.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,

/s/
Cary R. Kadlecek

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on April 18, 2018 copies of the Applicant's Pre-Hearing Submission were delivered via email to the following:

Stephen Mordfin
D.C. Office of Planning
stephen.mordfin@dc.gov

Advisory Neighborhood Commission 4B
4b@anc.dc.gov

/s/
Cary Kadlecek