



April 30, 2019

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

RE: BZA Application 19960-Applicant's Updated Architectural and Landscaping Plans

Chairperson Hill and Honorable Members of the Board:

On behalf of the Applicant, MCF 1400 Montana LLC and MCFI Limited Partnership, please find the enclosed updated architectural plans and updated landscaping plans, attached at attached at **Tab A**, (collectively the "Updated Plans") for 1400 Montana Avenue NE (the "Project"). The Updated Plans show an updated rendering of the façade of the building, updated landscaping plans, and one additional parking space (now 34 spaces including one car share space), which was added in response to community comments.¹

We look forward to presenting this application to the Board on May 1, 2019.

Sincerely,

COZEN O'CONNOR

By: Meridith Moldenhauer

¹ As the Updated Plans were changed in response to community comments, we don't believe a waiver is necessary, but if the Board deems a waiver of Subtitle Y § 300.15 is required, we believe the Updated Plans meet the standard set forth under Subtitle Y § 101.9 as the changes are for good cause and there are no other parties to this case.

Certificate of Service

I hereby certify that on this 30th day of April, 2019, a copy of the foregoing cover letter and updated architectural plans was served, via email, as follows:

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Advisory Neighborhood Commission 5C
c/o Jacqueline Manning, Chairperson
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