

August 28, 2019

VIA IZIS

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

Re: BZA Case No. 20110 – Applicant's Pre-Hearing Submission

Dear Chairman Hill and Members of the Board:

This letter and the attached plans and drawings serve as the Applicant's pre-hearing submission in the above-referenced case scheduled for a public hearing on September 18, 2019. The Applicant is requesting special exception approval to build a new all-affordable 86-unit apartment building in the RA-1 zone. The satisfaction of the special exception standards is set forth in the original application materials, and the requests and basis for the relief have not changed since then.

The attached plans and drawings include some revisions since the initial application. The number of automobile parking spaces has increased slightly to 21 spaces, and the landscaping plan, including many trees and plantings, is much more developed.

We look forward to presenting this application to the Board. Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,

/s/ _____
Cary R. Kadlecek

Enclosure

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on August 28, 2019 copies of the Applicant's Pre-Hearing Submission were delivered via email to the following:

Karen Thomas
D.C. Office of Planning
karen.thomas@dc.gov

Advisory Neighborhood Commission 8B
c/o Paul Trantham – SMD 8B02
8b02@anc.dc.gov

_____/s/_____
Cary Kadlecek