



December 1, 2020

**Meridith H. Moldenhauer**

Direct Phone 202-747-0763  
Direct Fax 202-683-9389  
mmoldenhauer@cozen.com

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

**Re: BZA Case No. 20341  
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicant 4527 Georgia Ave LLC please find enclosed the Prehearing Statement for the above-referenced case. We look forward to presenting the application to the Board of Zoning Adjustment on December 23, 2020.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'mmoldenhauer', written over a horizontal line.

BY: MERIDITH MOLDENHAUER

**CERTIFICATE OF SERVICE**

I hereby certify that on this 1<sup>st</sup> day of December, 2020 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

District of Columbia Office of Planning  
c/o Matthew R. Jesick  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[matthew.jesick@dc.gov](mailto:matthew.jesick@dc.gov)

Advisory Neighborhood Commission 5B  
c/o Henri Makembe  
[5B03@anc.dc.gov](mailto:5B03@anc.dc.gov)



Meridith Moldenhauer

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
4527 GEORGIA AVE LLC**

**BZA CASE NO. 20341**

**APPLICANT'S PREHEARING STATEMENT**

**I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT**

This Prehearing Statement is submitted on behalf of the Applicant, 4527 Georgia Ave LLC (the "Applicant"), the owner of the property located at 1544 Rhode Island Avenue, NE (Square 4021, Lot 0015) (the "Property"), in support of its application for special exception relief from the requirements for vehicular parking under Subtitle C § 701.5 in connection with the construction of a new residential apartment building in the MU-4 Zone.

**II. UPDATED ARCHITECTURAL PLANS**

Since filing the initial application, the Applicant has updated the architectural plans to better reflect the initial application, with three (3) physical parking spaces, two (2) of which are to be used for car-sharing purposes and one (1) handicap parking space (the "Project"). A copy of the updated architectural plans (the "Updated Plans") are in the record at Ex. 32 and attached at **Tab A**. The Project design remains substantially similar to that proposed in the initial application; the Updated Plans are intended to clarify the approach to parking at the Project as discussed with the Office of Planning.

The Updated Plans show the new location of the three (3) physical parking spaces and properly labels them for use as two (2) electric car and car-share spaces and one (1) handicap parking space. The original plans only labeled them as two (2) electric car spaces, the Updated Plans clearly show the intended use of these spaces as car share spaces and therefore the car-share spaces collectively constitute six (6) spaces pursuant to Subtitle B § 708.2. The Applicant seeks relief for eight parking spaces under special exception relief pursuant to Subtitle X §901.2

### **III. COMMUNITY OUTREACH**

The Applicant first reached out to schedule a meeting with ANC 5B (the “ANC”) on August 12, 2020 to request an appearance before the ANC at its September meeting. ANC 5B responded on September 2 and declined to schedule the Applicant for its September meeting due to a lack of letters of support from near neighbors. Letters of support were provided prior to the scheduled meeting of ANC 5B in October, but ANC 5B did not place the Applicant on its schedule. However, during the October 28<sup>th</sup> meeting<sup>1</sup> Single Member District ANC Commissioner described the back and forth with Applicant’s counsel and the project and followed up with an e-mail stating that the application would be on the agenda for the next meeting. ANC 5B has been made aware of the upcoming appearance before the Board of Zoning Adjustment and has not yet informed the Applicant of any meeting to be held prior to that date, but if one is scheduled, the Applicant looks forward to presenting before ANC 5B.

As referenced above, despite the difficulty of community outreach during COVID-19, the Applicant has engaged in community outreach and obtained letters of support for the Project from neighbors at: (i) 1509 Rhode Avenue, NE, (ii) 1515 Rhode Island Avenue, NE and (iii) 1522 Rhode Island Avenue, NE. The letters are in the record at Exhibits 28-30 and are attached as **Tab B**.

### **IV. CONCLUSION**

For the reasons stated above, and for the reasons enumerated in the Applicant’s prior filings as well as the reasons discussed at the Board’s hearing, the Applicant submits that the application meets the requirements for special exception relief. Accordingly, the Applicant respectfully requests that the Board approve the application on December 23, 2020.

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<sup>1</sup> Applicant and Applicant’s counsel attended the entirety of the October, 2020 Zoom meeting hosted by ANC 5B.



Respectfully submitted,  
COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'M. Moldenhauer', written over a thin horizontal line.

Meridith Moldenhauer  
1200 19<sup>th</sup> Street, NW  
Washington, DC 20036  
(202) 747-0763

A handwritten signature in grey ink, appearing to read 'Harrison Haas', written over a thin horizontal line.

Harrison Haas  
1650 Market Street, Ste. 2800  
Philadelphia, PA 19103  
(215) 665-5534

Tab A

# :APARTMENTS: 1544 RHODE ISLAND AVENUE, NE WASHINGTON DC 20018

## PROJECT INFORMATION:

EXISTING PERMIT NUMBER: B2002026  
 OWNERS: 4527 GEORGIA AVE llc  
 ARCHITECT: DZ ARCHITECTURE AIA  
 DESIGNED: KIRIT THAKKAR  
 STRUCTURAL ENGINEER: FMC ASSOCIATES, P.E.  
 MEP ENGINEER: K. K. ENGINEERS, P.E.  
 DESCRIPTION: PROPOSED TO REVISE A BUILDING PERMIT FROM 47 UNIT PROJECT TO A 48 UNITS APARTMENT BUILDING, PROPOSING A PARTIAL CELLAR W 3 UNITS + UTILITIES, 6 UNITS+3 PARKING SPACES ON FIRST FLOOR, TWO LIGHT WELLS OF 6'x8', ARE ADDED ON EVERY FLOOR, TO RECEIVE LIGHT IN 4 APARTMENT UNITS. A 3 HR RATED PODIUM SLAB ON 1st FLOOR, AND 4 STORIES OF TYPE VA CONSTRUCTION ON TOP. THE BUILDING FOOTPRINT WILL REMAIN THE SAME AS PER THE PERMIT ISSUED EARLIER. EXISTING STRUCTURE WILL BE RAZED, APPLICATION TO RAZE IS OBTAINED.

LOT INFORMATION	
LOT 15, SQUARE 4021, ZONE MU4	
LOT AREAS BY RECORD	14,097.80 SFT
FAR 14,097.80 x 2.5 i.e	35,244.50 SFT
IZ BONUS 14097.80 x 0.5 i.e	7,048.90 SFT
AREA PERMITTED	42,293.40 SFT INCL BONUS FOR IZ UNITS
AREA OF PENTHOUSE ALLOWED 14097.80 x 0.4	5,639.12 SFT
TOTAL AREA PERMITTED	47,932.52 SFT
LOT COVERAGE PERMITTED 75% of LOT AREA ie	10,573.35 SFT
EX. BUILDING FOOT-PRINT 1 STORY BK,	3352.00 SFT APPRX., TO BE RAZED/DEMOLISHED
EXISTING LOT COVERAGE	23.77 %

AREA PROPOSED:	
PROPOSED AREA:	
1st FLOOR	9,845.00 SFT (6 UNITS, FOYER/RENTAL OFFICE)
2nd, 3rd & 4th FLOORS = 9845.0x3	29,535.00 SFT (11x3 FLR = 33 UNITS)
TOTAL AREA	39,380.00 SFT
PH/5th FLOOR LEVEL	5,625.00 SFT (6 UNITS)
TOTAL AREA PROPOSED INCL: PENTHOUSE	45,005.00 SFT
CELLAR AREA PROPOSED	7,200.00 SFT (3 UNITS + UTILITIES)
LOT COVERAGE PROPOSED = 9,845.00/14,097.80 =	69.85 %
CELLAR AREA	7,200.00 SFT (NOT TAKEN INTO FAR CALCULATIONS)

GOVERNING CODES AND STANDARDS: INTERNATIONAL BUILDING CODE IBC 2012, DCMR 12A 2013 BUILDING CODE SUPPLEMENT, DCMR TITLE 11 INTERNATIONAL EXISTING BUILDING CODE IIBC 2012, DCMR 12J 2013 BLDG CODE SUPPLEMENT INTERNATIONAL MECHANICAL CODE IMC 2012, DCMR 12E MECHANICAL CODE SUPPLEMENT INTERNATIONAL PLUMBING CODE IPC 2012, DCMR 12F PLUMBING CODE SUPPLEMENT INTERNATIONAL ELECTRICAL CODE IEC 2012, NFPA NEC 2005 INTERNATIONAL FIRE CODE IFC 2012, DCMR 12H FIRE CODE SUPPLEMENT INTERNATIONAL ENERGY CONSERVATION CODE IECC 2012, DCMR 12I ENERGY CONSERVATION CODE SUPP INTERNATIONAL BUILDING CODE 2012, ANSI 117.1 2009, DCMR 12A SUPPLEMENT

ZONING CALCULATIONS:	
FOLLOWING CALCULATIONS ARE BASED ON ZONING REQUIREMENTS. REFER TO SHEET A1.01	
LOT AREAS BY RECORD	14,097.80 SFT
FAR 2.5%	i.e. 35,244.50 SFT
IZ BONUS 20% OF FAR	i.e. 7,048.90 SFT
TOTAL FAR AREA PERMITTED	42,293.40 SFT
PENTHOUSE BONUS 0.4% OF LOT	i.e. 5,639.12 SFT

CELLAR ALLOWED 75% x LOT AREA	ie	10,573.35 SFT
CELLAR PROVIDED	7,200.00 SFT	i.e. 51.07%
LOT COVERAGE ALLOWED 14,097.80x75%	=	10,573.35 SFT
LOT COVERAGE PROPOSED = 9,845.00/14,097.80 =		69.85 %
1st FLOOR	9,845.00 SFT	(5 UNITS, FOYER/RENTAL OFFICE)
2nd, 3rd & 4th FLOORS = 9845.0x3	29,535.00 SFT	(11x3 FLR = 33 UNITS)
TOTAL AREA	39,380.00 SFT	
PENTHOUSE/5TH FLOOR LEVEL AREA	= 5,625.00 SFT	(6 UNITS)
TOTAL PROPOSED AREA PER ZONING	= 45,005.00 SFT	( TOTAL 48 INCL CELLAR UNITS)

ACCESSIBLE UNITS: 8 ACCESSIBLE UNITS ARE PROVIDED AS TYPE A UNITS DISTRIBUTED ON VARIOUS FLOORS, SEE SHEET A2.15. (15% OF 48 UNITS = 7.20, I.E 8 ACCESSIBLE UNITS)

USE GROUP: R2 FOR RESIDENTIAL & S2 FOR CARPARKING GARAGE

PARKING REQUIREMENTS: PARKING REQUIRED IS 48-4=44/3 = 15 SPACES, PROVIDED 2 ELECTRIC CARS (CREDIT FOR 6 CARS), 1 ACCESSIBLE SPACE = 7 SPACES.

EXISTING BUILDING: EXISTING 1 STORY RETAIL BUILDING. BUILDING IS RAZED.

PROJECT STORIES: PROPOSED CELLAR+5 STORIES, 1ST FLOOR CEILING TO BE 3 HR RATED CONCRETE SLAB.

STAIRS: SHALL BE PER SECTION 1009

DWELLING UNIT SEPARATION: SHALL BE CONSTRUCTED AS FIRE PARTITIONS PER CHAPTER 420.2 IBC 2012 SECTION 708.

PARAPET: SHALL BE PER SECTION 705.11.1

FIRE SUPPRESSION: AUTOMATIC FIRE SPRINKLER SYSTEMS PER NFPA-13

SECTION EC-4021 - BLDG. THERMAL ENVELOPE: BUILDING INSULATION PER TABLE EC-402.1.1

FIRE/SMOKE DETECTORS: PORTABLE FIRE EXTINGUISHERS INSTALLED. FIRE/SMOKE DETECTORS PROVIDED, REFER TO MEP DWGS.

SHAFT ENCLOSURE: 2 HR SHAFT IS PROVIDED. SHALL BE PER SECTION 713

OPENING PROTECTIVE: SHALL BE PER SECTION 716.5

BICYCLE PARKING SPACE: REQUIRED 48/3 = 16 LONG TERM SPACES - PROVIDED 20 HORIZONTAL + 4 VERTICAL SPACES REQUIRED 48/20 = 2.45 SHORT TERM SPACES - PROVIDED 2 SPACES, COVERED SPACE PROVIDED PER DCRA ZR16 - FOR BLDGS W 8 OR MORE UNITS

GREEN CODE COMPLIANCE: CONSTRUCTION PHASE MOISTURE CONTROL: DURING THE CONSTRUCTION PHASE, POROUS MATERIALS AND OTHER MATERIALS SUBJECT TO MOISTURE DAMAGE SHALL BE PROTECTED (2013 DCRA GREEN CODE 502.1.2)

EVS CHARGING STATION: ONE EVS CHARGING STATION IS PROVIDED IN THE GARAGE,.

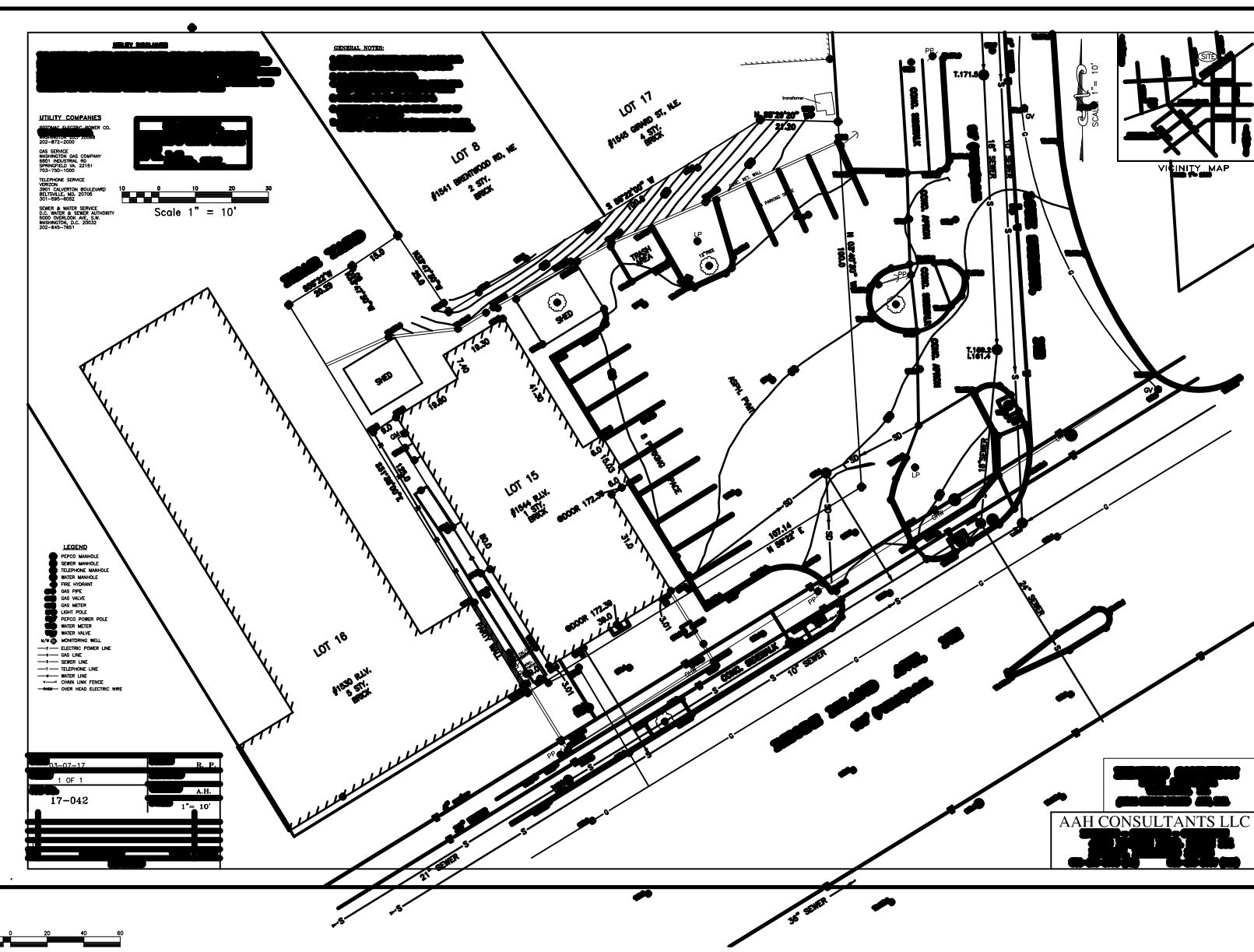
TYPE OF CONSTRUCTION: BLDG. IS CONSIDERED A SEPARATE BLDG PER IBC SECTION 510.2 INCL. EXCEPTIONS. FIRST FLOOR IS 1 STORY ABOVE GRADE PLANE, SEPARATED WITH A 3 HR RATED HORIZONTAL ASSEMBLY, PER TABLE 722.2.3.(1), BLDG BELOW HORZ. ASSEMBLY IS TYPE 1A, STAIRCASE ENCLOSURES ARE 3 HR RATED. ENCLOSURES CONNECTING LESS THAN 4 STORIES ABOVE THE HORIZONTAL ASSEMBLY IS 1 HR RATED, HAVING CONST. TYPE VA. ALL DOORS WITHIN ENCLOSURES ARE 1 HR RATED FIRE DOORS. THE BUILDING IS FULLY SPRINKLED & PROTECTED PER NFPA 13, i.e. IBC SECTION 903.3.1.1 STANDPIPES ARE PROVIDED PER IBC SECTION 905, SEE MEP DWGS.

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

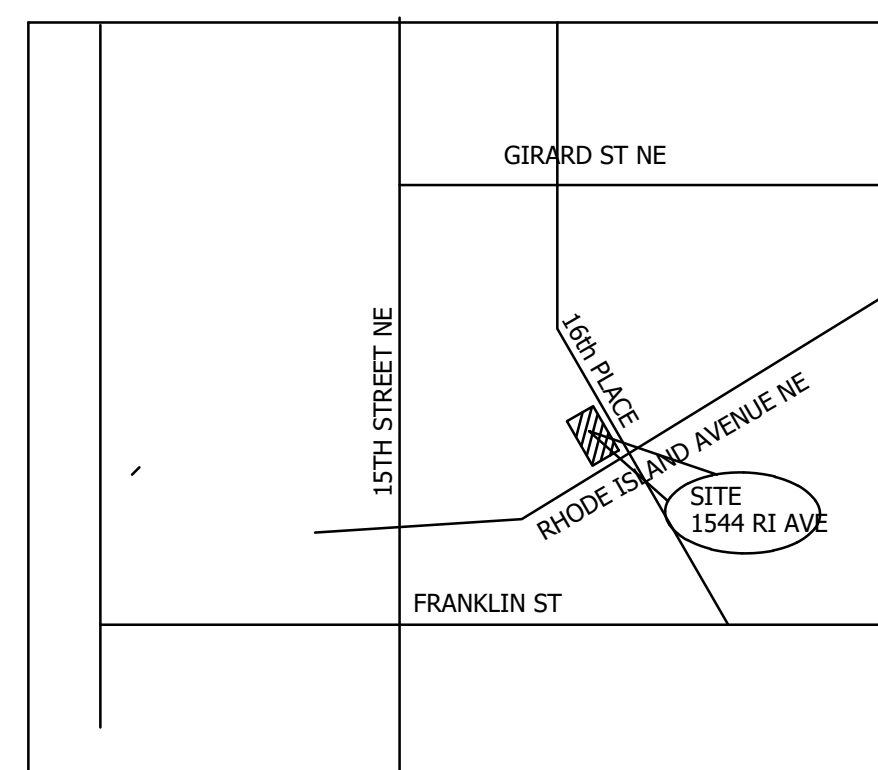
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## EXISTING SITE PLAN

SCALE: N.T.S



## LOCATION PLAN :



## LIST OF DRAWINGS:

ARCHITECTURAL DRAWING:  
 A100\_COVER SHEET  
 A200\_CELLAR FLOOR PLAN  
 A201\_FIRST FLOOR PLAN  
 A202\_SECOND FLOOR PLAN  
 A203\_THIRD & FOURTH FLOOR PLAN  
 A204\_PENTHOUSE LEVEL/FIFTH FLOOR PLAN  
 A205\_ROOF PLAN  
 A301\_BUILDING ELEVATIONS, UNIT AREA CALCS - BUILDING PLAT

APARTMENTS: 1544 RHODE ISLAND, N.E.

WASHINGTON DC 20018

COVER SHEET, CODE INFORMATION

REVISIONS	
FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

# A1.00

SET - xxx

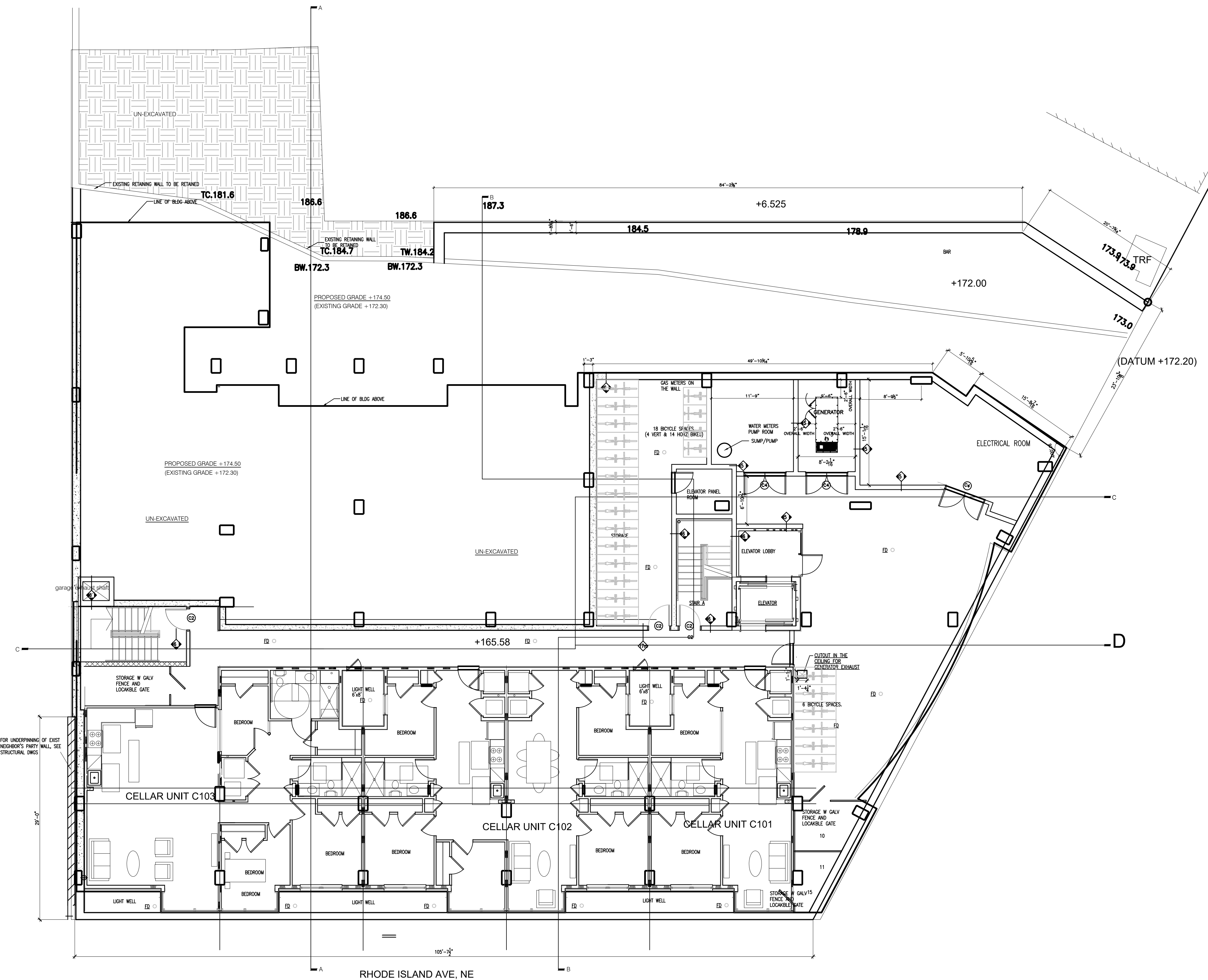
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**APARTMENTS: 1544 RHODE ISLAND, N.E.**  
 WASHINGTON DC 20018  
**CELLAR FLOOR PLAN**

REVISIONS	
FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

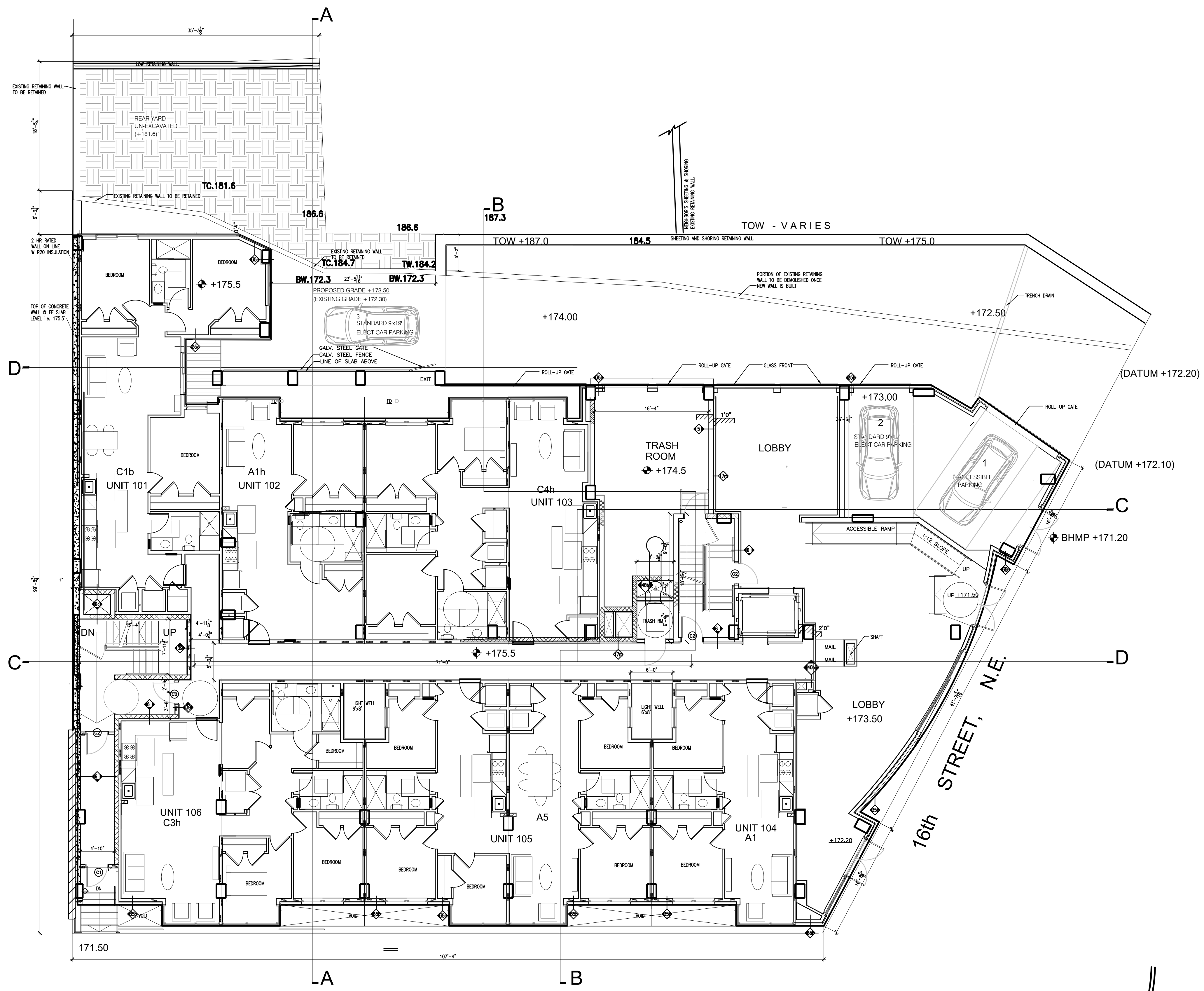
**A2.00**  
 SHEET \_\_\_ OF \_\_\_



**1 CELLAR FLOOR PLAN:**  
 SCALE: 1/8" = 1'-0"

SET-xxxx





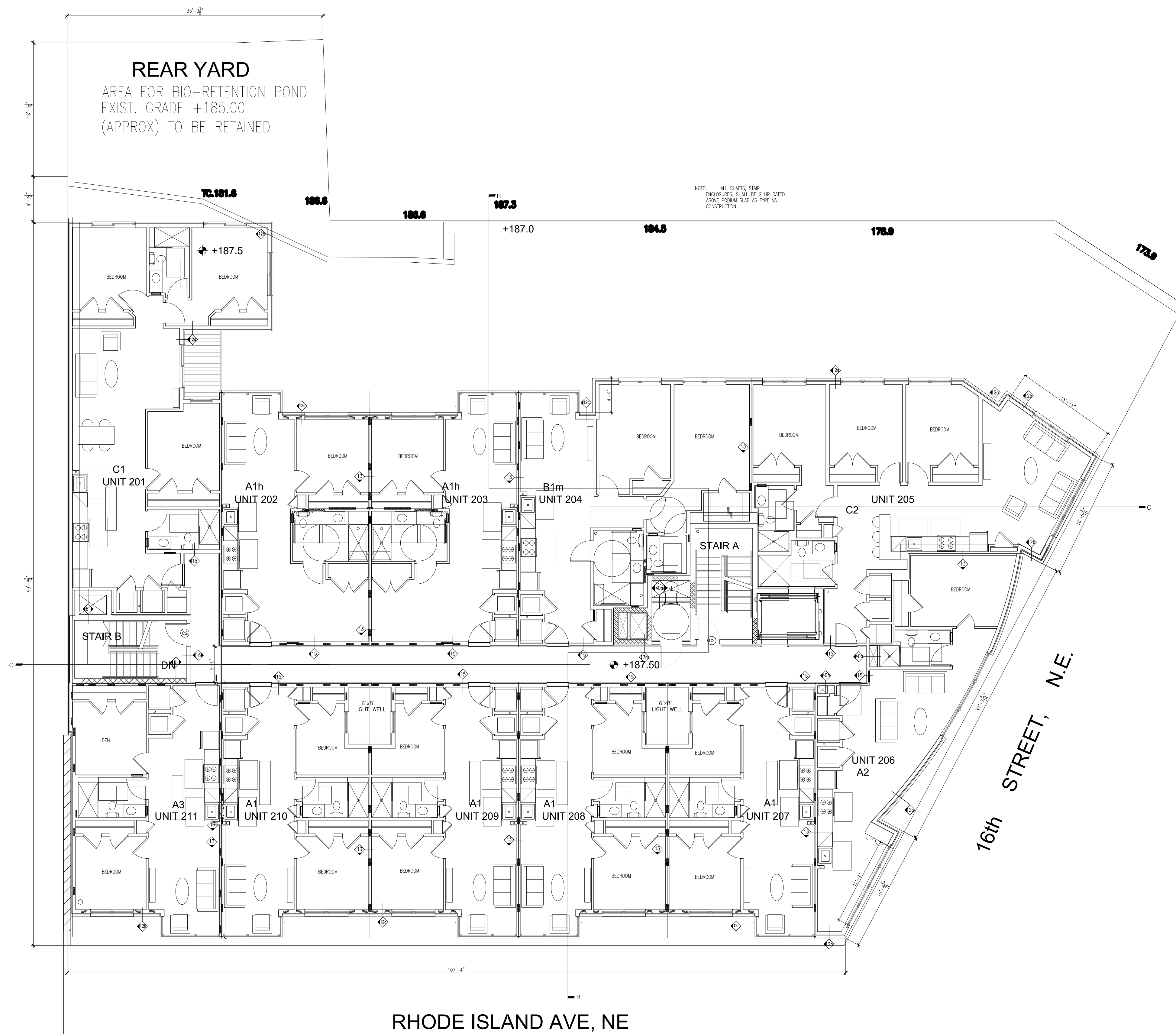
1 FIRST FLOOR PLAN: OPTION 1  
SCALE: 1/8" = 1'-0"

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

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APARTMENTS: 1544 RHODE ISLAND, N.E.  
WASHINGTON DC 20018  
FIRST FLOOR PLAN

REVISIONS	
FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
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JOB NO. A.xxxxxx	SCALE AS NOTED
DRAWING	



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

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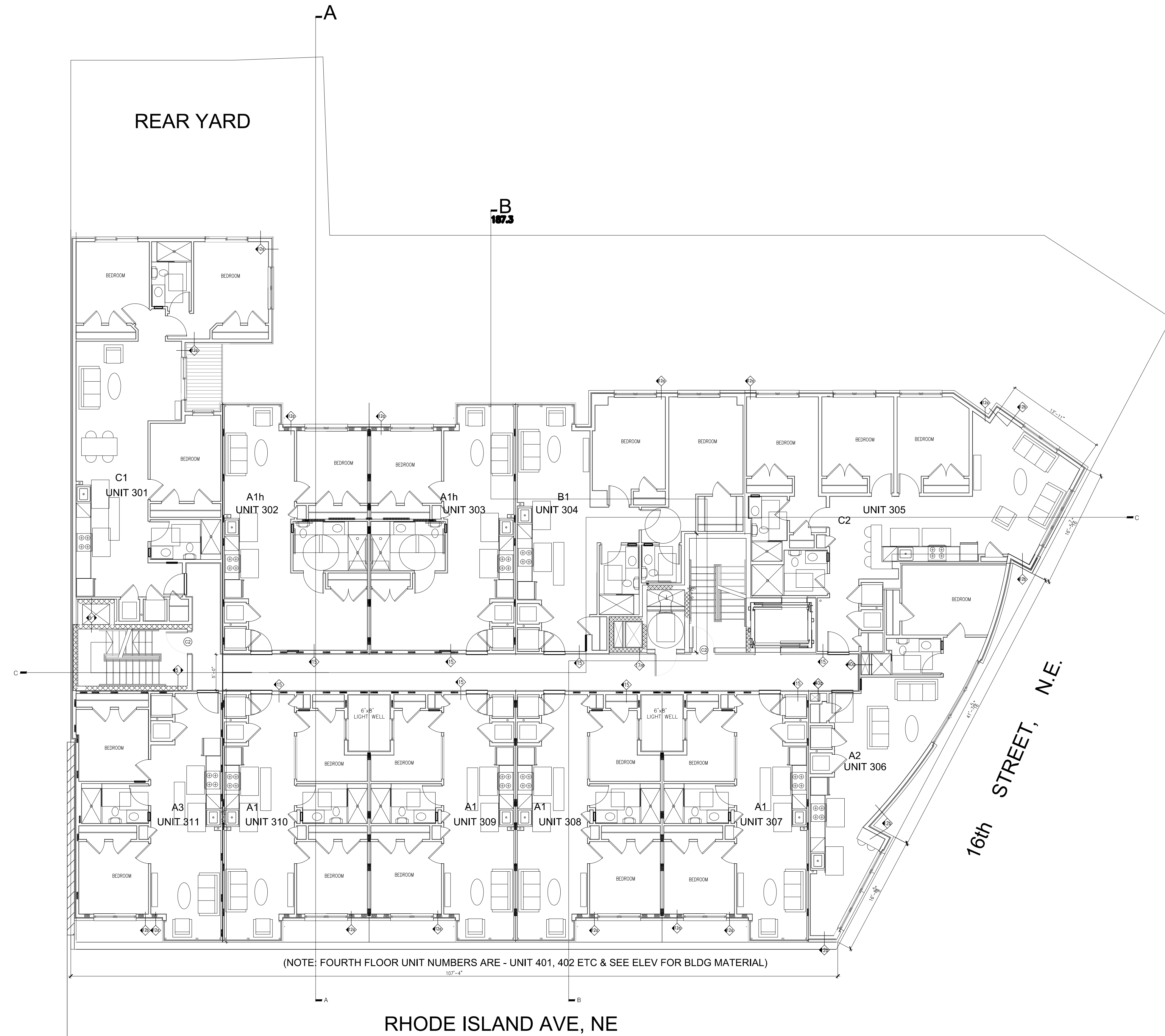
APARTMENTS: 1544 RHODE ISLAND, N.E.  
WASHINGTON DC 20018  
PLAN: SECOND FLOOR

REVISIONS	
FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

A2.02

SHEET OF

SET - xxx



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

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**APARTMENTS: 1544 RHODE ISLAND, N.E.**  
 WASHINGTON DC 20018  
**PLAN: THIRD & FOURTH FLOORS**

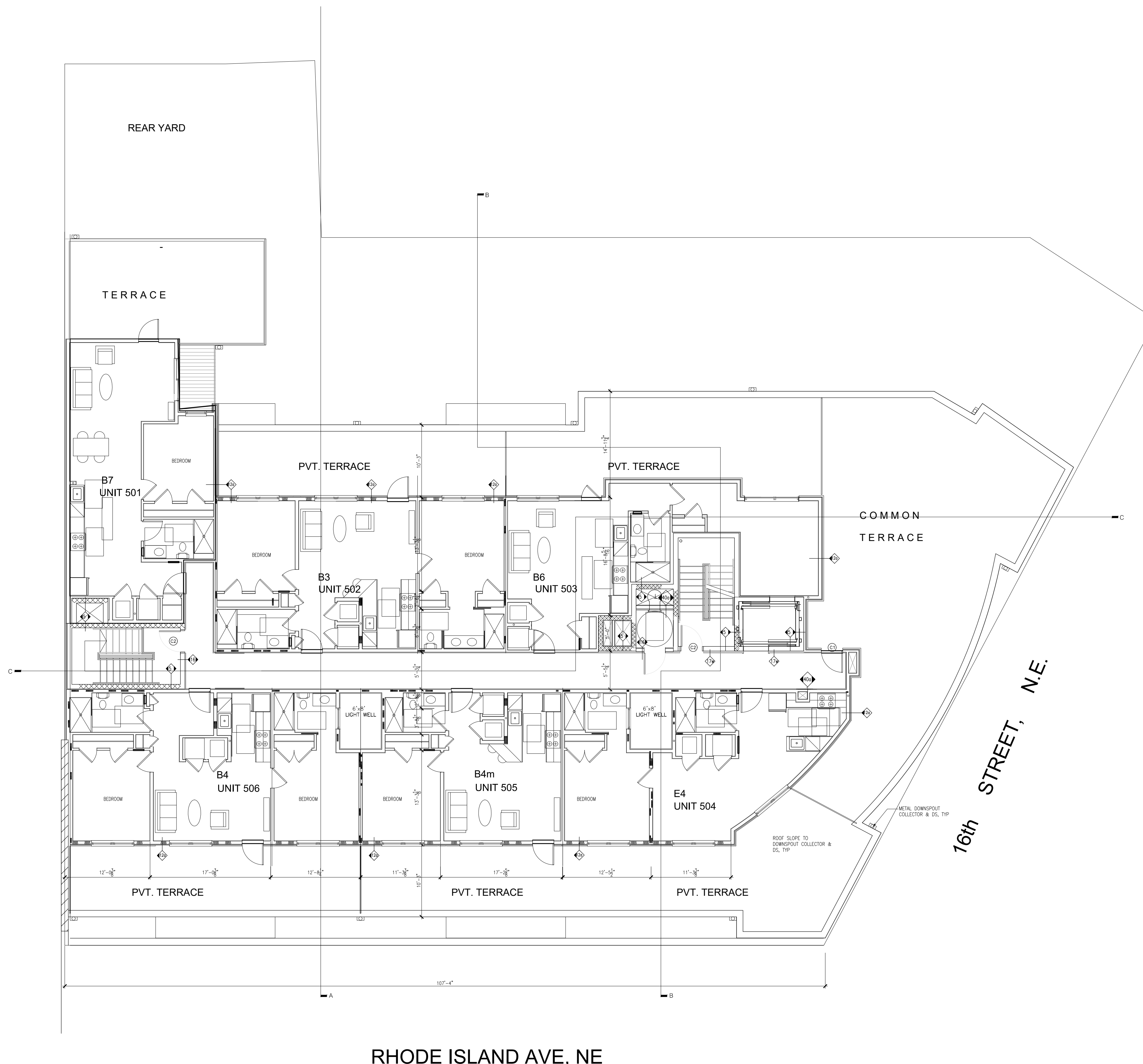
REVISIONS	
FLOOR PLANS REVISED	09/08/20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED
DRAWING	

**1 PLAN: THIRD & FOURTH FLOOR LEVEL**  
 SCALE: 1/8" = 1'-0"

**A2.03**

SET-xxxx

SHEET OF



RHODE ISLAND AVE, NE

16th STREET, N.E.

1 PLAN: PENTHOUSE/5th FLOOR LEVEL  
SCALE: 1/8" = 1'-0"

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

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APARTMENTS: 1544 RHODE ISLAND, N.E.

WASHINGTON DC 20018

PLAN: PENTHOUSE/5th FLOOR LEVEL

REVISIONS

FLOOR PLANS REVISED 09.08.20

DATE JULY 28, 2020

DRAWN CHECKED

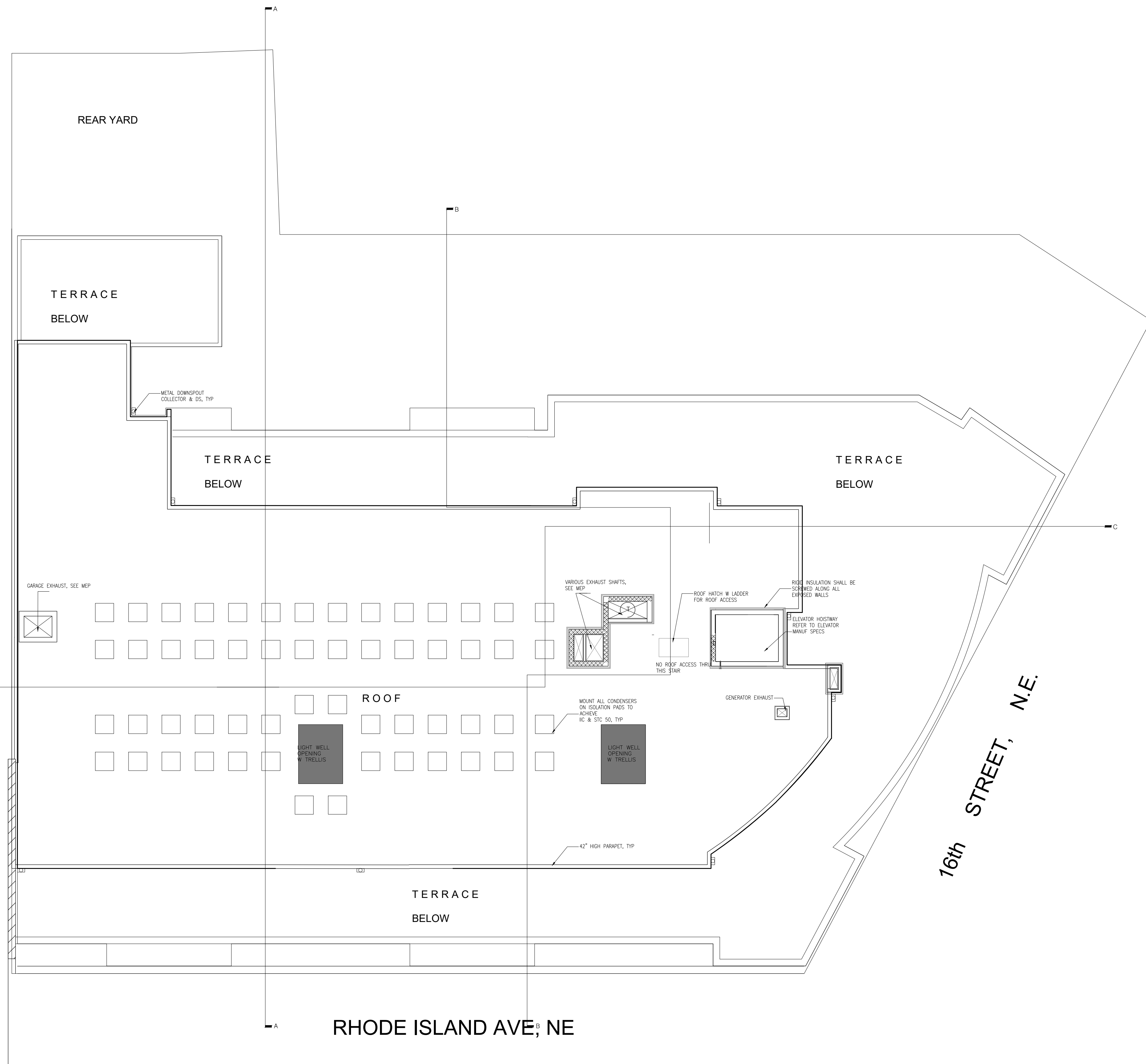
JOB NO. A.xxxxxxx SCALE AS NOTED

DRAWING

A2.04

SET-xxxx

SHEET OF



**1** ROOF PLAN  
SCALE: 1/4" = 1'-0"

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF, ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

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**APARTMENTS: 1544 RHODE ISLAND, N.E.**  
WASHINGTON DC 20018  
ROOF PLAN

REVISIONS	
FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxxx	SCALE AS NOTED

**A2.05**  
SHEET \_\_\_ OF \_\_\_



1 SOUTH ELEVATION FROM RHODE ISLAND  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION FROM RAMP  
SCALE: 1/8" = 1'-0"

1544 RHODE ISLAND AVENUE NE - CELLAR + 5 STORIES - UNIT CONFIGURATIONS - 11/17/20

UNIT TYPES	AREA	CELLAR	1st	2nd	3rd	4th	5th	DETAIL	TOTAL	AREA WALL TO WALL	UNIT NUMBERS
A1	680 sft	1	1	4	4	6		2B	16	641 sft	C101, C102, C103, C104, 102, 103, 104, 207, 208, 209, 210, 402, 403, 404, 405, 406, 407, 408, 409, 410
ACC. A1h	680 sft		1	2	2			ACCESSIBLE 1B+D	5	641 sft	202, 203, 302, 303
A2	719 sft			1	1	1		1B	3	652 sft	206, 306, 406
A3	650 sft			1	1	1		1B+D	3	637 sft	211, 311, 411
B1	925 sft					1	1	2B	2	885 sft	304, 404
B1m	925 sft			1				ACCESSIBLE 2B	1	885 sft	204
B3	904 sft						1	2B	1	854 sft	502
B4	904 sft						1	2B	1	854 sft	506
B4m	628 sft						1	1B	1	590 sft	505
B6	697 sft						1	1B	1	630 SFT	503
B7	732 sft						1	1B	1	660 sft	501
C1	1129 sft			1	1	1		3B	3	1066 sft	201, 301, 401
C1b	1115 sft		1					3B	1	1056 sft	101
C2	1172 sft			1	1	1		3B	3	1098 sft	205, 305, 405
C3h	1092 sft		1					ACCESSIBLE 3B	1	1033 sft	106
C5h	1440 sft	1						ACCESSIBLE 3B	1	1600 sft	C-104
E4	742 sft						1	1B	1	690 sft	504
A5	1340 sft	1	1					4B	2		C102, 105
C4h	1092 sft		1					ACCESSIBLE 3B	1	1033 sft	103
TOTAL (20 TYPES)		3	6	11	11	11	6		48		

UNIT MIXES: 1 BED = 3 UNITS = 6.0%, 4 BED+DEN = 1 UNITS = 2.00%, 2 BED = 32 UNITS = 65.3%  
2 BED+DEN = 1 = 2.10%, 3 BED = 10 UNITS = 20.4%, 5 BED = 2 UNITS = 4%

ACCESSIBLE UNITS REQUIRED - 48 UNITS x 15% = 7.20 UNITS, PROVIDED = 8 UNITS  
PARKING SPACES: SEE COVER SHEET

3 UNIT AREA CONFIGURATIONS  
SCALE: NIL

I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED, OR DIRECTLY SUPERVISED THE DEVELOPMENT OF ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION, WITH MY SEAL.

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APARTMENTS: 1544 RHODE ISLAND, N.E.  
WASHINGTON DC 20018  
BUILDING ELEVATION

REVISIONS

FLOOR PLANS REVISED	09.08.20
DATE	JULY 28, 2020
DRAWN	CHECKED
JOB NO. A.xxxxxx	SCALE AS NOTED
DRAWING	

Tab B

Board of Zoning Adjustment  
DC Office of Zoning  
441 4<sup>th</sup> Street N.W., Suite 210 South  
Washington, D.C. 20001

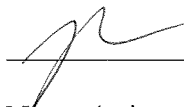
Re: BZA Application #20341 for approval of Zoning Relief for the property at 1544 Rhode Island Avenue, NE

Dear Board of Zoning Adjustment:

I am a business owner near the subject property. My understanding is that 4527 Georgia Ave LLC is seeking a special exception from the minimum parking requirement under the District of Columbia's zoning regulations to at 1544 Rhode Island Avenue, NE. Sanjay Bajaj has shared with me details of the special exception that will be submitted with their application to the BZA.

I have reviewed the materials and I support the proposed project. I support reinvestment in the District and Brookland specifically, and believe the project will add to the vitality of our neighborhood to everyone's benefit. I recommend that the BZA grant their application for the variance.

Signed,



---

Name (printed):

Philip Simon

Address:

1509 Rhode Island Ave NE



Attn: Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
DC Office of Zoning  
441 4th Street NW Suite 200S  
Washington, DC 20001

Re: BZA Case for 4527 Georgia Ave LLC - Letter in Support of BZA Application #20341

Dear Chairman Hill and Members of the Board,

I live or own property near the subject property. I have spoken with Sanjay Bajaj, and I understand that 4527 Georgia Ave LLC is seeking a special exception from the minimum parking requirement for its development at 1544 Rhode Island Avenue, NE.

I am aware that the proposed project is seeking relief from the regulations regarding the parking requirements. I am familiar with the property and have had my questions answered by the Applicant. As such, I am writing to offer my full support of this application. The new development does not require the number of parking spaces required under the Code.

I believe the zoning relief being requested will not cause any concerns because the project at the Property would fit in with the neighborhood and the project does require the parking spaces required under the Code. Therefore, I do not believe the approval of this special exception will have any adverse impact on my property or the neighborhood.

Instead, the project will build on the momentum of reinvestment in this portion of Brookland and I look forward to the new development. Therefore, I strongly recommend the Board approve the zoning relief and allow the process to proceed. Thank you very much for your time and consideration.

Sincerely,

DocuSigned by:  
*Frank Chambers*  
DCE08208EF624C4...

Name (printed):

Frank Chambers

Address:

1515 Rhode Island Ave  
NE

Board of Zoning Adjustment  
DC Office of Zoning  
441 4<sup>th</sup> Street N.W., Suite 210 South  
Washington, D.C. 20001

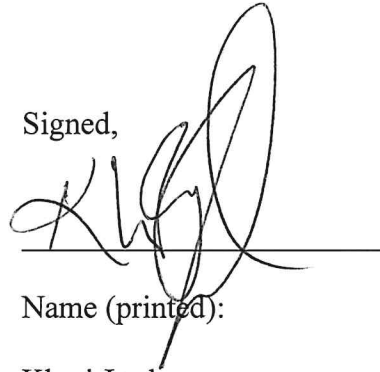
Re: BZA Application #20341 for approval of Zoning Relief for the property at 1544 Rhode Island Avenue, NE

Dear Board of Zoning Adjustment:

I am a business owner near the subject property. My understanding is that 4527 Georgia Ave LLC is seeking a special exception from the minimum parking requirement under the District of Columbia's zoning regulations to at 1544 Rhode Island Avenue, NE. Sanjay Bajaj has shared with me details of the special exception that will be submitted with their application to the BZA.

I have reviewed the materials and I support the proposed project. I support reinvestment in the District and Brookland specifically, and believe the project will add to the vitality of our neighborhood to everyone's benefit. I recommend that the BZA grant their application for the variance.

Signed,

A handwritten signature in black ink, appearing to read 'Khari Jordan', is written over a horizontal line. The signature is stylized and cursive.

Name (printed):

Khari Jordan

Address:

BlueWater Funding LLC  
Lender of 1522 Rhode Island Ave