



June 30, 2021

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

**Re: BZA Case No. 20484
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicant 2805 M Street, LLC (the "Applicant") 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 July 21, 2021. Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "Meridith Moldenhauer", written over a horizontal line.

BY: MERIDITH MOLDENHAUER

CERTIFICATE OF SERVICE

I hereby certify that on this 30th day of June, 2021 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

District of Columbia Office of Planning
c/o Karen Thomas
1100 4th Street SW, Suite E650
Washington, DC 20024
Karen.Thomas@dc.gov

Advisory Neighborhood Commission 2E
c/o Gwendolyn Lohse, SMD Commissioner
2E06@anc.dc.gov



Meridith Moldenhauer

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

**APPLICATION OF
2805 M STREET, LLC**

BZA CASE NO. 20484

APPLICANT'S PREHEARING STATEMENT

I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT

This prehearing statement is submitted on behalf of Applicant 2805 M Street, LLC (the "Applicant"), the owner of the property located at 2805 M Street NW (Square 1212, Lot 0201) (the "Property"), in support of its application for special exception relief from the requirements for rear yard (Subtitle G § 405.2) in connection with the construction of an exterior stair (the "Project") in the MU-4 zone.¹ The Project remains the same as that proposed in the initial application.

II. COMMUNITY OUTREACH

Since filing the application, the Applicant has spoken with the Single Member District Commissioner regarding the Project and presented to ANC 2E. At the ANC's public meeting on June 1, 2021, the Applicant formally presented the Project to ANC 2E. The ANC's questions mostly concerned the process and confirmation that the Applicant had reached out to its neighbor. Based on the presentation and answering all the ANC's questions, ANC 2E then voted to take no position, as no concerns were raised, on the application.

III. 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

¹ In Exhibit 29, the Applicant provided written confirmation from DCRA's Zoning Administrator that the conditions for rear yard relief under Subtitle G § 1201.1 only apply to the Project and not an existing, non-conformity at the Property.

meets the requirements for special exception relief. The Applicant respectfully requests that the Board approve the application on July 21, 2021.

Respectfully submitted,
COZEN O'CONNOR



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