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January 23, 2020

D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200S  
Washington, D.C. 20001

Re: **BZA Application Related to the Development of 3401 Water Street NW  
(Square 1183, Lot 813) (collectively, the “Property”) – Special Exception  
and Variance Application**

Dear Members of the Board:

Please accept for filing the enclosed application of IDI Water Street, L.C. (the “**Applicant**”) for special exception and variance relief in order to construct a multi-family residential development at the Property (the “**Project**”). The Applicant is seeking (i) a special exception relief from the requirements of Subtitle C §710.2 and pursuant to Subtitle C §710.3 to allow vehicular parking spaces within a structure less than 20’ from the lot lines; (ii) an area variance from Subtitle C §711.6(a) for relief from the width requirement for two way driveways; and (iii) an area variance from Subtitle C §712.5 and Subtitle C §712.6 from the minimum two-way drive aisle width.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self Certification and Authorization Letter authorizing this application (Exhibit A).
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Exhibit B).
- Zoning map with Property outlined (Exhibit C).

- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property and a legal description and line drawing of the Property (Exhibit D).
- Certification of Proficiency (Exhibit E).
- Statement of Community Outreach (Exhibit F).
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Exhibit G).
- Summary of witness testimony and expert witness resumes (Exhibit H).
- Name and address of each person having a lease with the owner for all or part of the structure located on the Property (Exhibit I).
- Copy of the Certificates of Occupancy (Exhibit J)
- Proposed plans for the Project, including photographs of the Property (Exhibit K).
- Check payable to the DC Treasurer in the amount of \$3,640 for the application's filing fee.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1108 or (202) 721-1100. Thank you for your attention to this application.

Sincerely,



John T. Epting



Jennifer Logan

Enclosures

## Certificate of Service


The undersigned hereby certifies that copies of the foregoing document will be sent by first-class mail, email or hand delivery to the following addresses on January 23, 2020.

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Jennifer Logan