

February 21, 2020

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

Re: **3400 Connecticut Partners LLC – BZA Application for 3400 Connecticut Avenue NW (Square 2069, Lots 817-821) (the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of 3400 Connecticut Partners LLC (the “**Applicant**”) for special exception relief from the parking requirements to facilitate redevelopment of the Property including retention of the historic Macklin building and construction of two new residential buildings and some ground floor retail (the “**Project**”). The Applicant is seeking a special exception pursuant to 11 DCMR Subtitle C, §703.2 for relief from the strict application of the vehicular parking requirements of the Zoning Regulations.

The application package includes the following materials:

- Statement of the Applicant, including the statement of existing and intended use of the Property.
- BZA Form 135, Self-Certification (Exhibit A).
- Authorization Letter authorizing this application (Exhibit B).
- Zoning map with Property outlined in red (Exhibit C).
- Certification of Proficiency (Exhibit D).
- Statement of Public Outreach (Exhibit E).
- 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 F).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structures on the Property (Exhibit G).

- Proposed plans for the Project, including photographs of the Property (Exhibit H).

Also enclosed is a check for \$1,560, which represents the filing fee in this matter. 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) 721-1138. Thank you for your attention to this application.

Sincerely,

/s/

Meghan Hottel-Cox

Enclosures

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document was delivered by first-class mail or hand delivery to the following addresses by February 24, 2020.

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/s/

Meghan Hottel-Cox