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May 7, 2020

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

Re: **BZA Application of Government Properties Income Trust LLC (“Applicant”) for 20 Massachusetts Ave. NW (Square 626, Lot 78) (the “Property”) – Application for Special Exceptions**

Dear Members of the Board:

Please accept for filing the enclosed application of the Applicant for special exception relief pursuant to (i) Subtitle I §§ 605.6 and 605.7 of the Zoning Regulations in order to construct an addition to an existing commercial building (the “**Project**”) within the Capitol Security Sub-Area, and (ii) Subtitle C § 1500.3 of the Zoning Regulations to authorize a rooftop bar, restaurant, cocktail lounge, or nightclub on the building to be located on the Property.

This application package includes the following materials:

- BZA Form 120, Application (completed online only);
- The preliminary statement of the Applicant, including the statement of existing and intended use of the Property (Exhibit A);
- Proposed plans for the Project, including photographs of the Property, a copy of the Surveyor’s plat for the Property and an excerpt from the Zoning Map (Exhibit B);
- Authorization Letter from the Applicant authorizing the undersigned to file this application (Exhibit C);
- Certification of Proficiency from the undersigned (Exhibit D);

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- BZA Form 135, Self-Certification (Exhibit E);
 - List of names and mailing addresses of the owners of all property within 200 feet of the boundaries of the Property (Exhibit F);¹
 - Statement of community outreach (Exhibit G); and
 - Identification of the existing uses and tenant of the Property and a copy of the existing Certificate of Occupancy as well as an identification of the proposed uses for the Project (Exhibit H).

Fees payable to the DC Treasurer in the amount of \$3,120.00 for the application's filing fee will be remitted via IZIS only under separate cover.

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. Except as noted on the attached certificate of service, this filing does not include any hard copies. Please contact the undersigned via e-mail to request hard copies of any of the filing materials. If you have any other questions, please do not hesitate to contact the undersigned via e-mail or via telephone at (202) 721-1108, (202) 721-1127, or (202) 721-1153. Thank you for your attention to this application.

Sincerely,

/s/ John T. Epting

/s/ David A. Lewis

/s/ Lee Sheehan*

*Admitted in Maryland; D.C.
Bar Admission Pending

Enclosures

¹ Hard copy mailing labels of the addresses for the owners of all property within 200 feet of the boundaries of the Property will be sent to the Office of Zoning upon its reopening.

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document were delivered by e-mail only except where noted below to the following addresses on May 7, 2020.

Jennifer Steingasser
Joel Lawson
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Anna Chamberlin
District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

ANC 6C (2 copies via USPS first-class mail)
P.O. Box 77876
Washington, DC 20013

Karen Wirt, ANC 6CO2 (1 copy via USPS first-class mail)
234 E Street NE
Washington, DC 20002

ANC 6E² (2 copies via USPS first-class mail)
P.O. Box 26182
Ledroit Park Station
Washington, DC 20001
Attn: Kevin Rogers, ANC 6E07

² 11 DCMR Subtitle Y § 101.8 defines “Affected Advisory Neighborhood Commission” to include an ANC that is directly across the street from the property that is the subject of an application. Massachusetts Avenue is the dividing line between ANC 6C and 6E. Thus, we have included ANC 6E as an “affected ANC” in this application.