



January 15, 2019

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 Application for MCF 1400 Montana LLC and MCFI Limited Partnership
Lot 0001, Square 4023 – Application for Special Exception Relief**

Chairperson Hill and Honorable Members of the Board:

Please accept for filing the enclosed application of MCF 1400 Montana LLC and MCFI Limited Partnership (collectively the “Applicant”). The Applicant requests special exception relief for a 35-foot zone boundary line extension under Subtitle A § 207.2; constructing a new residential development in the RA-1 zone pursuant to Subtitle U § 421.1; and the approval of a 24-foot wide gap in the surface parking screening pursuant to Subtitle C § 714.3, to construct a new 106-108 unit, four-story apartment building with a conforming penthouse.

The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. D.C. Zoning Map;
5. Architectural Plans & Elevations;
6. Authorization Letter;
7. Form 135 – Zoning Self-Certification;
8. Statement of Existing and Intended Use;
9. Certification of Proficiency;
10. List of Names and Mailing Addresses of Owners within 200 Feet;
11. Surveyor’s Plat(s);
12. Name and Address of Current Tenant
13. Statement of Community Outreach;
14. Summary of Witness Testimony;
15. Photographs of the Property; and
16. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'MM', with a horizontal line underneath.

By: Meredith Moldenhauer

Certificate of Service

I hereby certify that on this 15th day of January, 2019, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003
Anna.chamberlin@dc.gov

Advisory Neighborhood Commission 5C
c/o Jacqueline Manning, Chairperson
5C04@anc.dc.gov

Advisory Neighborhood Commission 1A07
c/o LaMonica Jeffrey, SMD Commissioner
5C06@anc.dc.gov



Meridith H. Moldenhauer