



January 29, 2024

**Eric J. DeBear**

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

**Re: 71 Kennedy Street NW (Square 3389, Lot 0138)  
Application for Special Exception Relief**

Dear Frederick:

Please accept for filing the enclosed application of Developer RE1 LLC (the “**Applicant**”). The Applicant requests special exception relief for closed court relief under Subtitle G § 209.1 and rear yard relief under Subtitle G § 207.6. 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;
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;
12. Color Photos
13. Summary of Witness Testimony
14. Statement of Community Outreach; and
15. Certificate of Service for the Office of Planning, D.C. Department of Transportation, 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.

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Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "Eric J. DeBear", written over a horizontal line.

Eric J. DeBear

A handwritten signature in blue ink, appearing to read "G. Evan Pritchard", written over a horizontal line.


G. Evan Pritchard

**Certificate of Service**

I hereby certify that on this 29<sup>th</sup> day of January, 2024, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning  
c/o Jennifer Steingasser and Joel Lawson  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)

Advisory Neighborhood Commission 4B  
c/o Alison Brooks, Chairperson and SMD 4B08  
Alison Brooks, SMD 4B08

  
Eric J. DeBear  
G. Evan Pritchard