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March 15, 2019

VIA IZIS AND BY HAND DELIVERY

Frederick Hill, Chairperson
D.C. Board of Zoning Adjustment
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Application for Zoning Relief for
1803 Rhode Island Avenue, N.E.
Square 4209, Lot 5 (“Property”)

Dear Chairperson Hill:

On behalf of Addisleigh Park Washington Properties, LLC (the “Applicant”), we submit the enclosed application for special exception relief pursuant to 11 DCMR Subtitle X § 901 and variance relief pursuant to Subtitle X § 1002 to allow for construction of a two-story commercial building with cellar level and penthouse habitable space on the Property in the MU-4 District.

Enclosed please find two copies of the filing and a check in the amount of \$8,320.00 made payable to the DC Treasurer. The following supporting materials are attached:

1. Completed Application Form (BZA Form 120);
2. Zoning Self Certification Forms (BZA Form 135);
3. Fee Calculator Form (BZA Form 126);
4. Letter of Authorization from Owner;
5. List of the Property Owners within 200 feet of the Property (and Two Sets of Self-Stick Mailing Labels); and



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Frederick Hill, Chairperson

March 15, 2019

Page 2

6. Statement In Support of the Application and Public Outreach, including the following exhibits:

Exhibit A: Surveyor's Plat

Exhibit B: Zoning Map

Exhibit C: Photos of the Property

Exhibit D: Site Plan and Design Plans

Exhibit E: Zoning Determination Letter

Exhibit F: Gross to Net Floor Area Comparison Drawings.

We respectfully request that the Board schedule the application for a public hearing on the next available date. Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.



Lyle M. Blanchard



John Patrick Brown, Jr.

CERTIFICATE OF SERVICE

I hereby certify that on March 15, 2019, a copy of the BZA Application was served on the following:

ANC 5C

c/o Commissioner Jacqueline Manning, Chairperson

ANC 5C

P.O. Box 92352

Washington, D.C. 20090

(By Mail and Electronically: 5C03@anc.dc.gov; jacquelinemanning8@aol.com)

Commissioner Jeremiah Montague, Jr. SMD 5C07

ANC 5C

P.O. Box 92352

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Ms. Jennifer Steingasser

Mr. Joel Lawson

D.C. Office of Planning

1100 4th Street, SW

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Washington, D.C. 20024

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Ms. Aaron Zimmerman

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