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June 4, 2019

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

Re: **130-134 Ivanhoe Street SW (Square 6271, Lot 32) (the “Property”) –
Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of Solid Properties LLC (the “**Applicant**”) for special exception approval pursuant to 11 DCMR Subtitle U § 421 for new residential development in the RA-1 zone.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification.
- Authorization Letter authorizing this application.
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property.
- Zoning map with Property outlined (Exhibit A).
- Architectural plans, including photographs of the Property (Exhibit B).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property.
- Photographs of the Property.
- Certification of Proficiency.

- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property.
- Statement of community outreach.
- Check payable to the DC Treasurer in the amount of \$16,200.00 for the application's filing fee.

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) 721-1135. Thank you for your attention to this application.

Sincerely,

Allison C. Prince (wife)

Allison C. Prince



Lawrence Ferris

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 on June 5, 2019.

Jennifer Steingasser (3 copies)
Office of Planning
1100 4th Street, S.W., Suite 650E
Washington, D.C. 20024

Anna Chamberlin (2 copies)
District Department of Transportation
55 M Street SE, Suite 400
Washington, DC 20003

ANC 8D (8 copies)
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Monique Diop – ANC8 D04
4660 Martin Luther King Jr. Avenue SW
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