

December 12, 2017

BY IZIS

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

Re: **MIC9 Owner LLC on behalf of Meridian International Center – BZA  
Application for 2300 16th Street NW (Square 2568, Lots 806, 808, and 809)  
(the “Property”) – Special Exception Application**

Dear Members of the Board:

Please accept for filing the enclosed application of MIC9 Owner LLC (the “**Applicant**”), on behalf of Meridian International Center, for special exception relief in order to construct a building with approximately 110 residential units and approximately 9,266 square feet of administrative support and meeting space for the center. The Applicant is seeking special exception approval as follows: approval to modify an approved private school plan pursuant to 11 DCMR Subtitle X § 104.1; approval to extend the bulk regulations of the RA-4 zone to a portion of the Property zoned RA-2 pursuant to Subtitle A § 207.2; and approval for the height of the Project’s proposed retaining walls to pursuant to Subtitle C § 1402.1.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self-Certification (Exhibit A).
- Zoning map with Property outlined (Exhibit B).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed structure on the Property (Exhibit C).
- Authorization Letters authorizing this application (Exhibit D).

- Certification of Proficiency (Exhibit E).
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Exhibit F).
- BZA Order No. 5802 (Exhibit G).
- BZA Order No. 14571 (Exhibit H).
- BZA Order No. 17070 (Exhibit I).
- Historic Preservation Office staff reports and Historic Preservation Review Board records of decision regarding the Project (Exhibit J).
- Certificates of Occupancy issued for the Property (Exhibit K).
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Exhibit L).
- Proposed plans for the Project, including photographs of the Property (Exhibit M).
- Summary of witness testimony to be presented at the Board's hearing (Exhibit N).
- Resumes of the Applicant's expert witnesses who will testify at the hearing (Exhibit O).
- Statement of community outreach (Exhibit P).
- Check payable to the DC Treasurer in the amount of \$4,680 for the application 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,



David M. Avitabile



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 December 12, 2017.

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