

July 18, 2012

D C Board of Zoning Adjustment
441 Fourth Street, N. W.
Suite 220 South
Washington, D.C. 20001

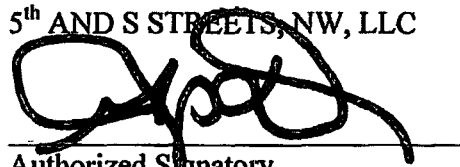
Re: BZA Application No. 18411 / Square E475, Lot 22

Honorable Members of the Board

As the owner of Lot 22 in Square 50, also known as 451 S Street, NW (the "Property") 5th and S Street, NW, LLC, authorizes the law firm of Holland & Knight LLP to serve as legal counsel in connection with the above-referenced BZA application for the Property. The BZA application seeks approvals of certain variances in order to permit the construction of a new flat (two-family dwelling) As set forth in section 3106.1 of the Zoning Regulations, this authorization includes the power to bind the owner in the case before the Board.

Very truly yours,

5th AND S STREETS, NW, LLC



Authorized Signatory

GEORGE T. SIMPSON
MANAGING MEMBER

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18411

EXHIBIT NO. 23