

Holland & Knight

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February 26, 2014

Via IZIS and Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: BZA Application – 1031 4th Street, N.W.
(Square 526, Lots 815, 816, 836, 837, 838, 808, 809, 810, and 811)

Dear Board Members:

On behalf of 1031 4TH Street, LLC, owner of the property listed above, we submit herewith an application for a variance and special exception approval to construct a mixed-use building with ground floor retail and nine stories of residential apartments above at the Site in the C-2-C/DD District. Enclosed are the following materials:

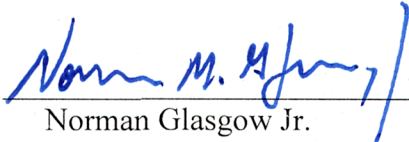
- A completed BZA Form 126 (fee calculator) and a check in amount of \$6,760.00;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Letter from the owner of the property authorizing Holland & Knight LLP to file the application;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the property;
- Photographs of the property;
- Building plat showing the property;

- Architectural drawings illustrating the project; and
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the property, in both list and mailing label format.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Norman Glasgow Jr.

Enclosures

cc: Jennifer Steingasser, Office of Planning (Email and Hand Delivery)
Advisory Neighborhood Commission 6E (Email and Hand Delivery)