

Holland & Knight

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April 10, 2014

Via Hand Delivery and IZIS

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

Re: **BZA Application – 1711 Florida Avenue, N.W. (Square 2562, Lot 95)**

Dear Board Members:

On behalf of KJ Florida Avenue Property, LLC, we submit an application and supporting materials pursuant to 11 DCMR Sections 3103.2 and 3104.1 for: (1) an area variance from the compact parking space requirements of section 2115.2; (2) an area variance from the loading requirements of section 2201.1; (3) a special exception from the height requirements of section 1402.1; and (4) a special exception from the roof structure requirements of sections 411 and 770.6, to allow the construction of a new six-story multiple dwelling residential building in the RC/C-2-B District at premises 1711 Florida Avenue, N.W., Square 2562, Lot 95. Enclosed are the following materials:

- A completed BZA form 126 (fee calculator) and a check totaling \$5,200;
- An authorization letter from KJ Florida Avenue Property, LLC authorizing Holland & Knight LLP to file this application;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- A plat prepared by a D.C. licensed survey engineer showing the boundaries and dimensions of the existing lot, and the footprint of the proposed new improvements;
- Architectural Plans and Elevations, including photographs of the subject property; and

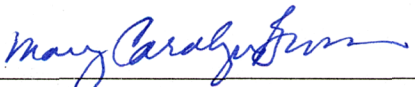
Board of Zoning Adjustment
District of Columbia
CASE NO.18778
EXHIBIT NO.3

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

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

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Mary Carolyn Brown

Attachments

cc: Jennifer Steingasser, Office of Planning, via Hand Delivery
Advisory Neighborhood Commission 1C, via U.S. Mail
Wilson Reynolds, Advisory Neighborhood Commission 1C07, via U.S. Mail