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April 14, 2014

VIA HAND DELIVERY

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**Re: BZA Application for 2709 N Street, NW
Square 1236, Lot 803 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of 2709 N Street, LLC (the "Applicant"). Enclosed you will find one original and ten copies of the Application for the above referenced Property. The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding lot area (§401.3), lot occupancy (§403.2), rear yard (§404.1), and side yard (§405.9) to allow the Applicant to convert a church into two single-family homes in the R-3 District at the Property.

The application package includes the following materials:

1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. DC Plat of the Property;
4. BZA Form 126, Fee Calculator;
5. BZA Form 135, Self-Certification;
6. Statement of the Applicant;
7. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property;
8. Baist Atlas Map;
9. Zoning Map; and
10. Architectural Plans and Photographs of the Property.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

By:

A handwritten signature in blue ink, appearing to read 'M. H. Moldenhauer', written over a horizontal line.

Meridith H. Moldenhauer

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