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April 16, 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 304 M Street, NW
Square 524, Lot 19 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of Fenton 302/304 M St, LLC (the "Applicant"). Enclosed you will find one original and one copy of the Application for the above referenced Property. The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding lot occupancy (§403), FAR (§402), rear yard (§404), and parking (§2101.1) to allow the Applicant to construct a single family home on a vacant lot in the DD/R-5-B District at premises 304 M Street, NW, Washington, DC.

The application package includes the following materials:

1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Plat showing the existing structure on 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;
10. Architectural Plans; and
11. Photographs of the Property.

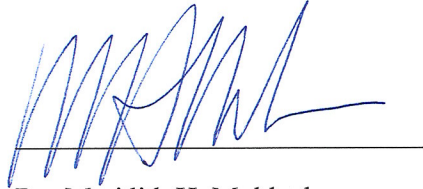
Board of Zoning Adjustment
District of Columbia
CASE NO.18786

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

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

By: Meridith H. Moldenhauer