

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
ASHLEY E. WIGGINS (DC, MD, VA)
MERIDITH H. MOLDENHAUER (DC, MD, VA)
ERIC M. DANIEL (MD, DC)

DIRECT DIAL: (202) 530-1482
DIRECT E-MAIL: MMOLDENHAUER@WASHLAW.COM

April 30, 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 1740 New Jersey Avenue, NW
Square 0508N, Lot 0009 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of Newton Street Development 3, LLC (the "Applicant"). Enclosed you will the Application and one copy for the above referenced Property. The Applicant requests area variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding lot area (§401.3), nonconforming structures (§2001.3), and parking (§2101.1) to allow the Applicant to renovate and convert a vacant nonconforming corner building to a multiunit dwelling at premises 1740 New Jersey Avenue, NW, Washington, DC in the R-4 District.

The application package includes the following materials:

1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Statement of Intended Use;
4. Plat showing the existing structure on the Property;
5. BZA Form 126, Fee Calculator;
6. BZA Form 135, Self-Certification;
7. Statement of the Applicant;
8. List of names and mailing addresses of owners of all property within 200 feet of the boundaries of the Property;
9. Baist Atlas Map;
10. Zoning Map;
11. Architectural Plans & Elevations;
12. Photographs of the Property; and
13. Profit and Loss Analysis and Construction Budget.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18794
EXHIBIT NO. 2

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: Meredith H. Moldenhauer