

# Holland & Knight

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May 6, 2014

## **Via IZIS and Hand Delivery**

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

Re: **1801 4<sup>th</sup> Street NW LLC / BZA Application for Approval of Variances  
for Property at 1801 4<sup>th</sup> Street, NW (Square 3095, Lot 27)**

Dear Board Members:

On behalf of 1801 4<sup>th</sup> Street NW LLC, the owner of the subject property, which consists of Lot 27 in Square (the "Property"), we submit an application and supporting materials pursuant to 11 DCMR Section 3103.2 for approval of certain variances in order to permit the redevelopment of the Property with a two-family flat. Enclosed are one original and 2 copies of the following materials:

- completed BZA Form 120 (application);
- completed BZA Form 135 (self-certification);
- copy of the plat for the subject property;
- architectural drawings for the proposed project;
- statement of existing and intended uses of the subject property;
- preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations; and
- photographs of the subject property.

Additionally, we have included the following:

- The name and mailing address of the owners of all property within 210 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$3,120.00; and
- An authorization letter from 1801 4<sup>th</sup> Street LLC authorizing Holland & Knight LLP to file this application.

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: *Leila Batties*  
Leila M. Jackson Batties

cc: Mr. Richard Nero, Office of Zoning (via email)  
Advisory Neighborhood Commission 1B c/o Chair James Turner  
(via electronic email: [1b09@anc.dc.gov](mailto:1b09@anc.dc.gov))  
Commissioner Marc Morgan (via email: [1B01@anc.dc.gov](mailto:1B01@anc.dc.gov))  
Ms. Jennifer Steingasser, Office of Planning (via hand delivery)  
Mr. Joel Lawson, Office of Planning (via hand delivery)