

Holland & Knight

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June 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: **Jemal's Holland LLC / BZA Application for Approval of FAR Variance
for Property at 1301 Pennsylvania Avenue, SE (Square 1045, Lot 139)**

Dear Board Members:

On behalf of Jemal's Holland LLC, the owner of the subject property, which consists of Lot 139 in Square 1045 (the "Property"), we submit an application and supporting materials pursuant to 11 DCMR Section 3103.2 for approval of an FAR variance in order to support the reuse of the existing building or the Property with a mix of retail and office uses. 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 200 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 \$1,040.00; and
- An authorization letter from Jemal's Holland 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 / lsn*
Leila M. Jackson Batties

cc: Mr. Richard Nero, Office of Zoning (via email)
Advisory Neighborhood Commission 6B via U.S. Mail and electronic mail
(office@anc6b.org)
Commissioner Sara Loveland (via U.S. Mail)
Ms. Jennifer Steingasser, Office of Planning (via hand delivery)
Mr. Joel Lawson, Office of Planning (via hand delivery)