

# Holland & Knight

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August 8, 2014

*Via IZIS and Hand Delivery*

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

Re: **BZA Application – 3619 Georgia Avenue, N.W. (Square 3032, Lot 803)**

Dear Board Members:

On behalf of The Warrenton Group, as contract purchaser of the above-referenced property, we submit an application and supporting materials pursuant to 11 DCMR §§ 3103.2 for an area variance from the off-street parking requirements of Section 2101.1 to allow the construction of a new, mixed-use building with retail and residential uses in the GA/C-3-A District at 3619 Georgia Avenue, N.W. (Square 3032, Lot 803). Enclosed are the following materials:

- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A building plat showing the boundaries of the site and the footprint of the proposed new improvements;
- A statement of existing and intended uses of the site;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Photographs of the site;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the site, in both list and mailing label format;

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18847  
EXHIBIT NO.3

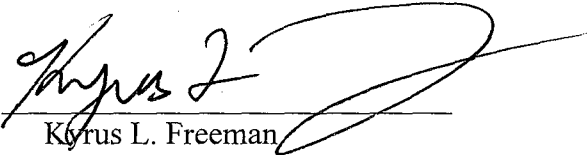
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$1,040.00;
- Letters from the owner of the subject property and from The Warrenton Group authorizing Holland & Knight LLP to file this application; and
- Architectural Plans and Elevations.

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:



Kyrus L. Freeman

Attachments

cc: Jennifer Steingasser, D.C. Office of Planning (via Hand Delivery)  
Joel Lawson, D.C. Office of Planning (via Hand Delivery)  
Jamie Henson, District Department of Transportation (via Hand Delivery)  
Kent C. Boese, Chair, Advisory Neighborhood Commission 1A and SMD 1A08