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August 26, 2014

**VIA ELECTRONIC SUBMISSION AND HAND DELIVERY**

Lloyd Jordan, Chairman  
D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W., Second Floor  
Washington, D.C. 20001

**Re: 1301 K Street Limited Partnership – BZA Application for 1301 K Street, N.W. (Square 248, Lots 822, 823, 824, 830, 7002, and 7003) (the “Property”) – Special Exception Application**

Dear Chairman Jordan and Members of the Board:

Please accept for filing the enclosed application of 1301 K Street Limited Partnership (the “**Applicant**”) for special exception relief in order to renovate portions of the twelve (12) story building at the property with office uses at the Property (the “**Project**”). The Applicant is seeking special exception relief pursuant to 11 DCMR § 774.2 to allow the building to be maintained without a rear yard, in order to restore the building and create community-serving uses at the Project.

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self Certification (Tab 1).
- Sanborn plats with Property outlined in red (Tab 2).
- Zoning map with Property outlined in red (Tab 3).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the existing and proposed structures on the Property (Tab 4).
- Authorization Letter authorizing this application (Tab 5).

Board of Zoning Adjustment

District of Columbia

CASE NO. 18839

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- The preliminary statement of the applicant satisfying the burden of proof and the statement of existing and intended use of the Property (Tab 6).
- Existing and proposed plans for the Project, including photographs of the Property (Tab 7).
- Certificates of Occupancy related to the Property (Tab 8).
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Tab 9). Two sets of labels are also enclosed with this package.
- List of names and addresses of tenants (Tab 10).
- BZA Form 126, Fee Calculator (Tab 11).
- Check payable to the DC Treasurer in the amount of \$1,560.00 for the application's filing fee.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1132. Thank you for your attention to this application.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Jeff C. Utz

Enclosures

### **Certificate of Service**

I certify that on August 26, 2014, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



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Jeffrey C. Utz

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