

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

December 17, 2014

Via IZIS and Hand Delivery

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

Re: BZA Case No. 18876 – Amended BZA Application
23 46th Street, S.E. (Square 5346, Lot 4)

Dear Board Members:

On September 9, 2014, Habitat for Humanity (the “Applicant”) submitted an application requesting a variance from 11 DCMR § 2101.1 and a special exception from 11 DCMR § 353 to allow construction of a new ten-unit multiple dwelling residential building in the R-5-A District at the above-referenced property. In response to comments from residents of the surrounding neighborhood, and in coordination with the Office of Planning, the Applicant revised its plans to propose the development of five individual row dwellings on the subject site. Due to the amendments to the application, the Applicant is now requesting variances from § 2101.1 (off-street parking requirements), § 402.4 (floor area ratio requirements), and § 403.2 (lot occupancy requirements), and special exception relief from § 353 (new residential development requirements). Enclosed are the following materials that reflect the amended application:

- A completed Form 126 Fee Calculator for \$5,720 (check for \$6,240 was already paid in original application);
- A completed BZA Application Form 120;
- A completed BZA Self-Certification Form 135;
- A statement of existing and intended uses of the subject property;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A building plat prepared by the D.C. Surveyor;
- Photographs of the subject property;

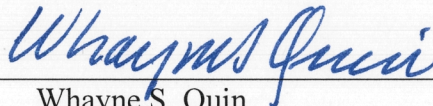
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EXHIBIT NO.30

- Architectural plans and elevations of the proposed row dwellings;
- Site plans, grading plans, and landscaping plans, in compliance with § 353.5;
- 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; and
- A letter from Habitat for Humanity of Washington, D.C., authorizing Holland & Knight LLP to file and process the application.

We respectfully request that the Board of Zoning Adjustment schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Whayne S. Quin
Jessica R. Bloomfield*

Attachments

cc: Joel Lawson, D.C. Office of Planning (via Hand Delivery)
Megan Rappolt, D.C. Office of Planning (via Hand Delivery)
Jamie Henson, DDOT (via Hand Delivery)
Advisory Neighborhood Commission 7E (via U.S. Mail)

*Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).