

LAW OFFICES  
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)  
BRIAN P. MURPHY (DC, MD)  
ASHLEY E. WIGGINS (DC, MD, VA)  
MERIDITH H. MOLDENHAUER (DC, MD, VA)  
ERIC M. DANIEL (MD, DC)

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DIRECT DIAL: (202) 530-1482  
DIRECT E-MAIL: mmoldenhauer@washlaw.com

September 29, 2014

VIA HAND DELIVERY

Lloyd Jordan, Chairperson  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W., Suite 210S  
Washington, DC 20001

**Re: BZA Application for 1401 Florida Avenue NE and 1402, 1404, 1406 and 1410 H Street NE,  
Lots 5, 6, 802, 803, and 804  
Square 1049N, Lots 5, 6, 802, 803, and 804 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of 14 & H, LLC (the "Applicant"). The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding lot occupancy (§772), FAR (§771), height (§770), and parking (§2101.1); and special exception relief, pursuant to 11 DCMR §3104, regarding new construction on a lot greater than 6,000 sq. ft. (§1320.4) and the roof structure setback (§§770.6 and 411.11), to allow the Applicant to construct a multifamily residential building with ground floor retail in the C-3-A/HS-A Zone District at premises 1401 Florida Avenue NE and 1402, 1404, 1406 and 1410 H Street NE, Washington, DC.

The application package includes the following materials:

1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Statement of Intended Use;
4. Plat showing the existing structure on the Property;
5. BZA Form 126, Fee Calculator;
6. BZA Form 135, Self-Certification;
7. Statement of the Applicant;
8. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property;
9. Baist Atlas Map;
10. Zoning Map;
11. Architectural Plans;
12. Parking Garage Diagram; and
13. Color Photographs of the Property.

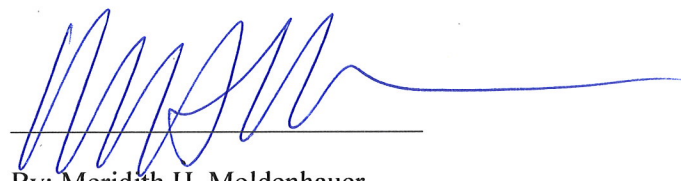
Board of Zoning Adjustment  
District of Columbia

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,  
MOLDENHAUER & WIGGINS, LLP



By: Meredith H. Moldenhauer