

Holland & Knight

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October 28, 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 Application –517 Q Street, N.W.
(Square 477, Lot 827)

Dear Board Members:

Enclosed please find one original and one copy of an application filed by Simone Goring and Richard Devaney, the owners of 517 Q Street, N.W. (Square 477, Lot 827). This application requests variances from the percentage of lot occupancy requirements (§ 403.2), the side yard requirements (§ 405.6), and the off-street parking requirements (§ 2101.1), and a special exception from the roof structure set back requirements (§ 400.7) to construct a three-story multi-family apartment building with three dwelling units in the R-4 District. Enclosed are the following materials:

- A fee totaling \$5,720.00 and a completed Form 126 Fee Calculator;
- A completed BZA Application Form 120;
- A completed BZA Self-Certification Form 135;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- A building plat prepared by the D.C. Surveyor with the proposed building footprint;
- Photographs of the subject property;
- Architectural plans and elevations;

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- 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 Simone Goring and Richard Devaney 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: Leila Batties
Leila Batties

Attachments

cc: Joel Lawson, D.C. Office of Planning (via Hand Delivery)
Jamie Henson, DDOT (via Hand Delivery)
ANC 6E (via U.S. Mail)
Kevin Chapple, ANC 6E02 (via U.S. Mail)