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December 9, 2014

VIA HAND DELIVERY

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

Re: BZA Application for H Street Legacy, LLC
Square 1027, Lot 848 (the "Property") – Variance & Special Exception Application

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of H Street Legacy, LLC (the "Applicant"). The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the parking requirement (§2101.1); and special exception relief, pursuant to 11 DCMR §3104, regarding the roof setback structure (§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 1371-1375 H Street NE.

The application package includes the following materials:

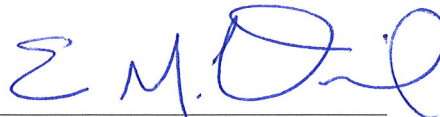
1. Agent Authorization Letter;
2. Statement of Intended Use;
3. DC Plat;
4. BZA Form 126, Fee Calculator;
5. BZA Form 135, Self-Certification;
6. Statement of the Applicant;
7. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of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

We believe that the application is complete and acceptable for filing. 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

A handwritten signature in blue ink, appearing to read "E.M. Daniel", written over a horizontal line.

By: Eric M. Daniel