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February 25, 2015

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 1124 Florida Avenue NE  
Lot 808, Square 4070 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of Pierce Investments, LLC (the "Applicant"). The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding FAR (§771), height (§770), rear yard (§774), and residential loading (§2201) to allow the Applicant to construct a multifamily dwelling in the C-2-A District at premises 1124 Florida Avenue NE.

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. Color Photographs of the Property;
13. Letter from ICOR, Ltd.; and
14. Corrective Action Plan.

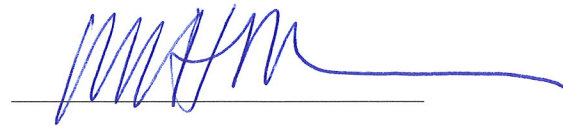
Board of Zoning Adjustment  
District of Columbia

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