

Holland & Knight

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August 14, 2015

VIA IZIS AND HAND DELIVERY

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

**Re: Application for Special Exception and Variances
1000 South Capitol Street, SE (Square 0697 Lot 0046)**

Dear Members of the Board of Zoning Adjustment:

On behalf of Lerner South Capitol Street Joint Venture LLC (the Applicant), we are filing one original and one copy of an application and supporting materials requesting approval of a special exception and variances for the above-referenced property. Enclosed herein, please find the following:

- A completed BZA Form 120 (BZA Application);
- Letter from the Applicant authorizing Holland & Knight LLP to file the application on its behalf;
- A Building Plat showing the proposed development;
- Architectural drawings illustrating the proposed development;
- A statement of existing and proposed uses;
- A preliminary statement of compliance with the burden of proof for the requested zoning relief;
- Photographs of the Subject Property;
- List issued by the Office of Tax and Revenue of property owners within 200 feet of the perimeter of the Subject Property, and labels;

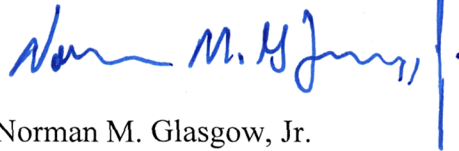
Board of Zoning Adjustment
District of Columbia
CASE NO.19113
EXHIBIT NO.3

- List of all persons currently having a lease with the property owner, and labels;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form (Form 135); and,
- A filing fee totaling \$3,640 and completed BZA Form 126 (Fee Calculator);

We believe the application is complete and respectfully request the Board of Zoning Adjustment schedule a public hearing on the application at its earliest available date.

Sincerely,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.

NMG/rcf

Enclosures

cc: Jennifer Steingasser, DC Office of Planning (w/enclosures, via hand delivery)
Joel Lawson, DC Office of Planning (w/enclosures, via hand delivery)
Sam Zimbabwe, District Department of Transportation (w/enclosures, via hand delivery)
Advisory Neighborhood Commission 6D (w/enclosures, via hand delivery)
Commissioner Stacy Cloyd, ANC 6D02 (w/enclosures, via U.S. Mail)