

Holland & Knight

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August 20, 2015

Via IZIS and Hand Delivery

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

**Re: Application to the Board of Zoning Adjustment
Square 672, Record Lot 260 (Assessment & Taxation Lots 860, 861, 862)**

Dear Board Members:

On behalf of JBG/51 N Residential, LLC, JBG/1250 First Street, LLC, and JBG/50 Patterson Street, LLC (together the “Applicant”) we submit herewith an application and supporting materials requesting approval of special exception and variance relief to permit the construction of the second phase of a previously-approved residential building with residential, office, and retail uses in Square 672, Lot 260. Enclosed are the following materials:

- Completed BZA Form 126 (fee calculator) and a check in the amount of \$4,680.00;
- Completed BZA Form 120 (application);
- Completed BZA Form 135 (self-certification);
- Surveyor’s plat showing the subject property and proposed improvements;
- Statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Statement of existing and intended uses of the subject property;

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EXHIBIT NO.3

- Photographs of the subject property;
- 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;
- Architectural drawings showing the proposed development;
- Letters from the property owners authorizing Holland & Knight LLP to file the application.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Christy Shiker JB.
Christine Moseley Shiker
Jessica R. Bloomfield

Enclosures

cc: Joel Lawson, D.C. Office of Planning (w/enclosures via Hand Delivery)
Matt Jessick, D.C. Office of Planning (w/enclosures via Hand Delivery)
Anna Chamberlin, DDOT (w/enclosures via Hand Delivery)
Advisory Neighborhood Commission 6C (w/enclosures via U.S. Mail)
Tony Goodman, ANC 6C06 (w/enclosures via email)

bcc: Clay Friend, The JBG Companies (w/ enclosures, via U.S. Mail)
Jay Kelly, The JBG Companies (w/ enclosures, via U.S. Mail)
Andrew Vanhorn, The JBG Companies (w/ enclosures, via U.S. Mail)
Steve Smith, Cooper Carry (w/ enclosures, via email)
Erwin Andres, Gorove/Slade Associates (w/enclosures, via email)