Law Offices
HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N.W.
Suite 100
Washington, D.C. 20006-6801

202-955-3000
FAX 202-955-5564
www.hklaw.com

Atlanta
Boston
Bradenton
Chicago
Fort Lauderdale
Jacksonville
Lakeland
Los Angeles
Melbourne
Miami
New York
Northern Virginia
Orlando
Providence
St. Petersburg
San Antonio
San Francisco
Seattle
Tallahassee
Tampa
Washington, D.C.
West Palm Beach

International Offices:
Buenos Aires*
Mexico City
Rio de Janeiro
São Paulo
Tel Aviv*
Tokyo
*Representative Offices

DOUGLAS J. PATTON
202-828-1893

Internet Address:
DPatton@hklaw.com

July 17, 2001

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001
ATTN: Rick Nero

Re: Application for a Variance
Square 2574, Lot 32
2633 Sixteenth Street, N.W.

Dear Members of the Board:

On behalf of Totten Tower Limited Partnership, we are filing herewith an application and supporting materials requesting approval of a variance to allow for the development and nearly complete restoration of a historic landmark property (the "Warder-Totten House" and most of its Cottage element) located on Lot 32 in Square 2574. The following materials are enclosed:

- A filing fee totaling $800.00;
- A completed BZA Form 2;
- A building plat prepared by the D.C.-licensed surveyor (in lieu of the D.C. Surveyor) showing the subject property;
- A statement of existing and intended uses of the subject property;
- Three 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;

BZA
Case No. 16773
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO.16773
EXHIBIT NO.1

- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;

- The signature of the Totten Tower Limited Partnership (by one of its authorized members, Mr. Timothy Chapman), the Partnership being the owner of Lot 32, Square 2574, authorizing Holland & Knight LLP to file the application; and

- Plans and elevations showing the existing building and already approved building additions, and the further *restoration-addition* proposed to be rebuilt on the subject property.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application at the earliest possible time. Specifically, as already discussed on a preliminary basis with the Board's staff, we seek an expedited hearing in this case, as the owner is facing a crucial timeline to complete the project's construction. It is possible that another solution may emerge for this situation involving an interpretation of the Zoning Regulations relating to restoration of historic structures. If timely and favorable, it may reduce or eliminate the need for this variance. Today's filing ensures that the matter can be considered one way or another.

In setting a hearing date, the Board and its staff may wish to note that the property is located within the boundaries of Advisory Neighborhood Commission ("ANC") 1-B, and borders (across Sixteenth Street) ANC 1-C. Per the Government of the District of Columbia's web site (http:\\anc.dc.gov\main.htm), ANC 1-B usually meets on the second Wednesday of month and ANC 1-C usually meets on the first Wednesday of each month. Thus, were the Board to schedule the hearing for either on or after September 18 or on or after October 16, the hearing would occur after both the official ANC and the abutting ANC would have the opportunity to advise the Board in this matter if they choose to do so.

We are prepared to answer any questions or provide such other additional information as you may require. Thank you for your attention to this application.

Sincerely,

Douglas J. Patton

Lindsley Williams

Enclosures

cc: Mr. Timothy Chapman, Totten Tower Limited Partnership
Advisory Neighborhood Commission 1-C
Advisory Neighborhood Commission 1-B