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

Annapolis
Atlanta
Bethesda
Boston
Bradenton
Chicago
Fort Lauderdale
Jacksonville
Lakeland
Los Angeles
Melbourne
Miami
International Offices:
Caracas*
Mexico City
Rio de Janeiro
*Representative Office
New York
Northern Virginia
Orlando
Portland
Providence
St. Petersburg
San Antonio
San Francisco
Seattle
Tallahassee
Tampa
West Palm Beach
São Paulo
Tel Aviv*
Tokyo

February 12, 2003

DOUGLAS J. PATTON
202-828-1893
dpatton@hklaw.com

D.C. BOARD OF ZONING
2003 FEB 14 AM 9:54

Board of Zoning Adjustment
One Judiciary Square, Suite 210-South
441 Fourth Street, NW
Washington, DC 20001

Re: Application for a Variance and Special Exceptions: Square 241, Lots 830, 834, and 835 (1501, 1507, and 1509 14th Street, N.W.)

Honorable Members of the Board:

VIA HAND DELIVERY

On behalf of The Studio Theater, Inc., I am filing herewith an application and supporting materials requesting approval of a variance and special exceptions to allow for the development of property on Lots 830, 834, and 835 in Square 241. The following materials are enclosed (original plus 20 copies, except as noted):

- A *single* check for the filing fee totaling $3,200.00 for the variance ($800.00) and two special exceptions ($1,200.00 each);
- A completed BZA Form 120;
- A building plat prepared by the D.C. Surveyor showing the subject properties and proposed improvements (subdivision to create single record lot in process);
- A statement of existing and intended uses of the subject property;
- Six photographs of the subject property, two more than required;

BZA
Case No. 17005
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17005
EXHIBIT NO. 1

- A report providing the names and mailing addresses of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list (multiple copies) and mailing label (one only) format[1];

- The name and mailing address of the existing tenant within 1507 14th Street, NW (no other tenants in that or any other property involved in the application, copies as above);

- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form (BZA 135) from myself, an attorney licensed to practice in the District of Columbia, and a supplemental document relating to aspects of zoning requirements pertaining to the property not captured by BZA Form 135 for which we believe relief must be sought;

- A letter from Studio Theater, Inc., the owner of the subject property, authorizing me to file this application; and

- Plans and elevations showing the building proposed to be erected on the subject property.

I believe that the application is complete and acceptable for filing, and I request that the Board schedule a public hearing on the application at the soonest available time, preferably on the first hearing date available in April, 2003 that is available, possibly April 15, 2003.

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. If you have any questions, please contact either myself or Mr. Lindsley Williams, a land use and zoning consultant affiliated with this firm. I can be reached at (202) 828-1893; he can be reached at (202) 828-1873.

Sincerely,

Douglas J. Patton

Enclosures

cc: Advisory Neighborhood Commission 2-F
Logan Circle Community Association

---

1 The names of property owners were provided to Studio Theater by District staff of the Real Estate Assessment and Taxation unit (located at 941 North Capitol Street, NW) relative to each existing Assessment and Taxation ("A & T") lot, resulting in many duplicate names. The labels have been annotated as to those that appear to be duplicates arising from the overlap of the three searches or common ownership of multiple properties.