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March 18, 2003

BY HAND
Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Application of EastBanc, Inc., Square 71, 11, 19, 21, 23, 26-28, 34, 801-806, 812, 816 and 817 (the "Property"),

Dear Mr. Griffis:

On behalf of our client, EastBanc, Inc., we are hereby submitting an application for a three (3) area variances pursuant to 11 D.C.M.R. § 3103.2 for area variances from the height, FAR and residential recreation space requirements of sections 7701.1, 771.2 and 773.3 of the Zoning Regulations, respectively, to allow the development of a mixed-use, residential/retail project at 2110 M Street, N.W.

Enclosed you will find the original application, with supporting documents, and twenty (20) copies. Supporting documents attached to the application include: letters of agent authorization; a fully executed zoning self-certification form; a statement of reasons in support of the application, including the existing and proposed uses; photographic views of the property; plat of the property; and a list of neighbors within 200 feet of the property, along with one set of mailing labels to the neighbors. Lastly, we have also enclosed a check in the amount of $2,400.00 for the filing fee for the requested area variances.

BZA
Case No. 17014
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17014
EXHIBIT NO. 6

Thank you for your attention to this matter.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Richard B. Nettler
Jeannine Rustad Zigner

Enclosures
cc: Mr. Anthony Lanier (w/encl.)
Mr. Robert Sponsellor (w/encl.)
ANC 2A (w/encl.)
Office of Planning (w/encl.)