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June 19, 2003

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VIA HAND DELIVERY

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

RECEIVED
D.C. OFFICE OF ZONING
2003 JUN 20 PM 1:58

Re: Application for Special Exception to Continue the Use of a Parking Lot at 2310 and 2320 31st Street, N.E.

Dear Members of the Board:

On behalf of SMC-United Industrial Partnership, LP, we are filing herewith an application and supporting materials requesting approval of a special exception under Section 213 of 11 DCMR to allow for the continuation of a parking lot on Lots 805 and 806 in Square 4365. The following materials are enclosed:

- A filing fee totaling $6,960.00;
- A completed BZA Form 120;
- A building plat prepared by the D.C. Surveyor showing the subject property;
- A statement of existing and intended uses of the subject property;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Three photographs of the subject property;

BZA
Case No. 17049
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17049
EXHIBIT NO. 1

- 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;

- The name and address of each person having a lease with owner for all or part of the building located on the subject property, in both list and mailing label format;

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

- A letter from SMC-United Industrial Partnership, LP, the owner of the subject property, authorizing Holland & Knight LLP to file the application; and

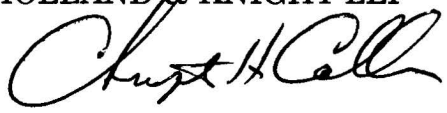
- A parking plan detailing the layout and configuration of the parking lot.

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 soonest available time.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

HOLLAND & KNIGHT LLP



Christopher H. Collins

Enclosures

WAS1 #1188799 v1