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

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May 5, 2004

NORMAN M. GLASGOW, JR.
202-419-2460

Internet Address:
nglasgow @hklaw.com

VIA HAND DELIVERY

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

Re: Application for Area Variances
14th and R Streets, N.W. (Square 208, Lots 806, 807 and 808)

Dear Members of the Board:

On behalf of 14th and R Partners LLC, we are filing herewith an application and supporting materials requesting approval of area variances under Section 3103.2 of 11 DCMR to permit the construction of a multiple dwelling residential building with ground and first floor retail at the above-referenced property. The following materials are enclosed:

- A filing fee totaling $2,400.00;
- A completed BZA Form 120;
- A building plat prepared by a D.C. licensed 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 (3) photographs of the subject property;

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17191
EXHIBIT NO. 9

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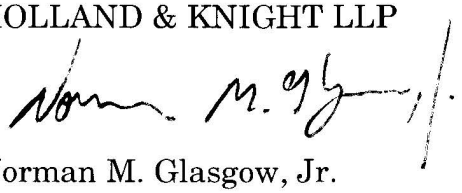
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;
- Letter from the property owner authorizing Holland & Knight LLP to file the application; and
- Architectural plans illustrating the proposed project.

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.

Sincerely,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.

Enclosures

cc: Jennifer Steingasser, Office of Planning
Helen Kramer, Advisory Neighborhood Commission 2F

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