HOLLAND & KNIGHT LLP

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

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

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

International Offices:
Caracas*
Helsinki
Mexico City
Rio de Janeiro
São Paulo
Tel Aviv*
Tokyo

*Representative Office

June 17, 2004

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

Internet Address:
nglasgow @hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2004 JUN 17 PM 3:08

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 and Special Exception
1515 14th Street, N.W. (Square 241, Lots 114, 115, 116, 841)

Dear Members of the Board:

On behalf of 1515 14th Street LLC, we are filing herewith an application and supporting materials requesting approval of area variances under Section 3103.2 of 11 DCMR and a special exception under Section 3104.1 of 11 DCMR to permit the construction of a mixed-use development that includes art galleries, retail, and residential apartment units at the above-referenced property. The following materials are enclosed:

- A filing fee totaling $3,600.00;
- A completed BZA Form 120;
- A building plat from the Office of the Surveyor showing the subject property with the proposed construction;
- 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;

BZA
Case No. 17207
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17207
EXHIBIT NO. 1

- Three (3) 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;
- 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

2026089_v1