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July 30, 2004

**NORMAN M. GLASGOW, JR.**
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RECEIVED
D.C. OFFICE OF ZONING
2004 JUL 30 PM 2:25

**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
Pennsylvania and Potomac Avenues, SE (Square 1045, Lots 132, 133, 134, 135, 136, 137, 834, 835, 838, 839)

Dear Members of the Board:

On behalf of JPI Apartment Development, L.P., 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 mixed-use residential project at the above-referenced property. The following materials are enclosed:

- A filing fee totaling $1,600.00;
- A completed BZA Form 120;
- A building plat showing the subject property and proposed new 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;
- Three (3) photographs of the subject property;

BZA
Case No. 17224
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17224
EXHIBIT NO. 1

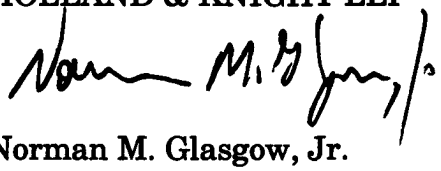
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;
- Letter from the property 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
Julie Olson, Chairperson, ANC 6B
Daryl B. Snowden, ANC 6B-07

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