Holland+Knight

Tel 202 955 3000
Fax 202 955 5564

Holland & Knight LLP
2099 Pennsylvania Avenue, N.W., Suite 100
Washington, D.C. 20006
www.hklaw.com

October 1, 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: BZA Application No. 17246
Georgia Avenue, N.W. (Square 2900, Lots 42, 43, 805, 806, 812, 816, 817, 818 and 819)

Dear Members of the Board:

Application No. 17246 was submitted requesting an area variance, a use variance, and two special exceptions in order to permit the construction of a multiple dwelling residential building with ground floor retail at the above-referenced property. The use variance involved the location of parking spaces serving both residential and commercial uses in the R-4 portion of this split-zoned site. It has since been determined that a special exception pursuant to Section 214.1 would be the more appropriate means of relief. Therefore, enclosed please find an original and twenty (20) copies of the following revised application materials:

- A completed BZA Form 120;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form; and
- Zoning tabulations that were included with the previously submitted architectural plans.

BZA
Case No. 17246
Exhibit No. 20

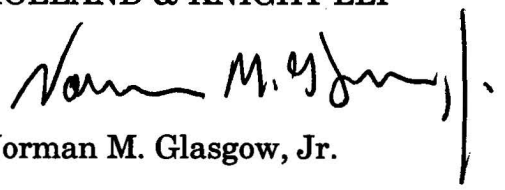
Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 20

Also enclosed is a check in the amount of $2080.00 to cover the additional fees for the special exception (less the fee already submitted for the use variance).

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
Timothy A. Jones, Chairman, Advisory Neighborhood Commission 4C
David A. Jannarone, Single Member District 4C06

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