ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

ATTORNEYS AT LAW

2800 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402-2015
TEL: 612-349-8500 FAX: 612-339
www.rkmc.com

RICHARD B. NETTLER
JEANNINE RUSTAD
(202) 775-0725

RECEIVED
D.C. OFFICE OF ZONING
2004 NOV -5 PM 4:35

November 5, 2004

BY HAND
Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

Re: Application of JBG/Louisiana Avenue, L.L.C.
51 Louisiana Avenue, N.W., Square 631, Lot 17

Dear Mr. Griffis:

On behalf of our client, JBG/Louisiana Avenue, L.L.C., we are hereby submitting an application for an area variance from the height restrictions of section 1709.23 of the zoning regulations for the above-referenced property, which zoned C-3-C. Accordingly, enclosed you will find the original application, with supporting documents, and twenty (20) copies. Supporting documents attached to the application include: a letter of agent authorization; a fully executed zoning self-certification form; a statement of reasons in support of the application, including the existing and proposed uses; photographic views of the property; surveyor's plat of the property; plans for the property; and a list of neighbors within 200 feet of the property, along with one set of mailing labels to the neighbors. Lastly, we have also enclosed a check in the amount of $800.00 for the filing fee for the requested area variance.

Thank you for your attention to this matter.

Sincerely,

ROBINS, KAPLAN, MILLER & CIRESI L.L.P.

Richard B. Nettler
Jeannine Rustad

Enclosures (as stated)
cc: Kai Reynolds (by hand; w/encl.)
Office of Planning (by hand; w/encl.)
ANC 6C (w/encl.)
Mr. Charlie Docter (by hand; w/encl.)

Word 45665035.1

BZA
Case No. 17271
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17271
EXHIBIT NO. 1