LAW OFFICES
GRIFFIN, FARMER & MURPHY, LLP
1912 SUNDERLAND PLACE, N.W.
WASHINGTON, D. C. 20036-1608

TELEPHONE: (202) 429-9000
(800) 429-9003

FACSIMILE: (202) 232-7365
(202) 293-4747

MARK G. GRIFFIN (DC, MD)
JONATHAN L. FARMER (DC, MI)
BRIAN P. MURPHY (DC, MD)
DAVID K. McRAE (DC, MD)
ASHLEY E. WIGGINS (DC, MD, VA)
SAMARA R. GERSON (DC, MD)
MERIDITH H. MOLDENHAUER (VA)

OF COUNSEL
DALE L. JERNBERG (DC, MD)
PAUL M. GRIFFIN (DC, NJ)

3218 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

2083 WEST STREET
SUITE 207
ANNAPOLIS, MARYLAND 21401

11490 COMMERCE PARK DRIVE
SUITE 510
RESTON, VIRGINIA 20191

Direct phone: (202) 530-7165
E-mail: sgerson@washlaw.com

April 18, 2005

VIA HAND DELIVERY

Geoffrey Griffis; Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, DC 20001

APR 18 PM 3:08

RE: BZA Application No. 17305–2826 Q Street, S.E.

Dear Mr. Griffis:

This firm represents Southeast DC Partners, the applicant for the above referenced matter (the "Applicant"), who is scheduled for a hearing of an application for a special exception before the Board of Zoning Adjustment (the "Board") on April 19, 2005. The Applicant requests a waiver of District of Columbia Municipal Regulation Section 3113.8, which requires that any additional information be filed with the Board no later than fourteen (14) days before the hearing for application.

In response to comments offered by ANC 7B, the Applicant has revised its building plan for its proposed development to include a secondary means of egress. The Applicant herewith submits ten (10) copies of those revised plans that depict a second stairwell in the building.

The Applicant respectfully requests that the Board of Zoning Adjustment waive the 14-day requirement for Applicant to file these amended plans as evidence for the hearing to take place on April 19, 2005.

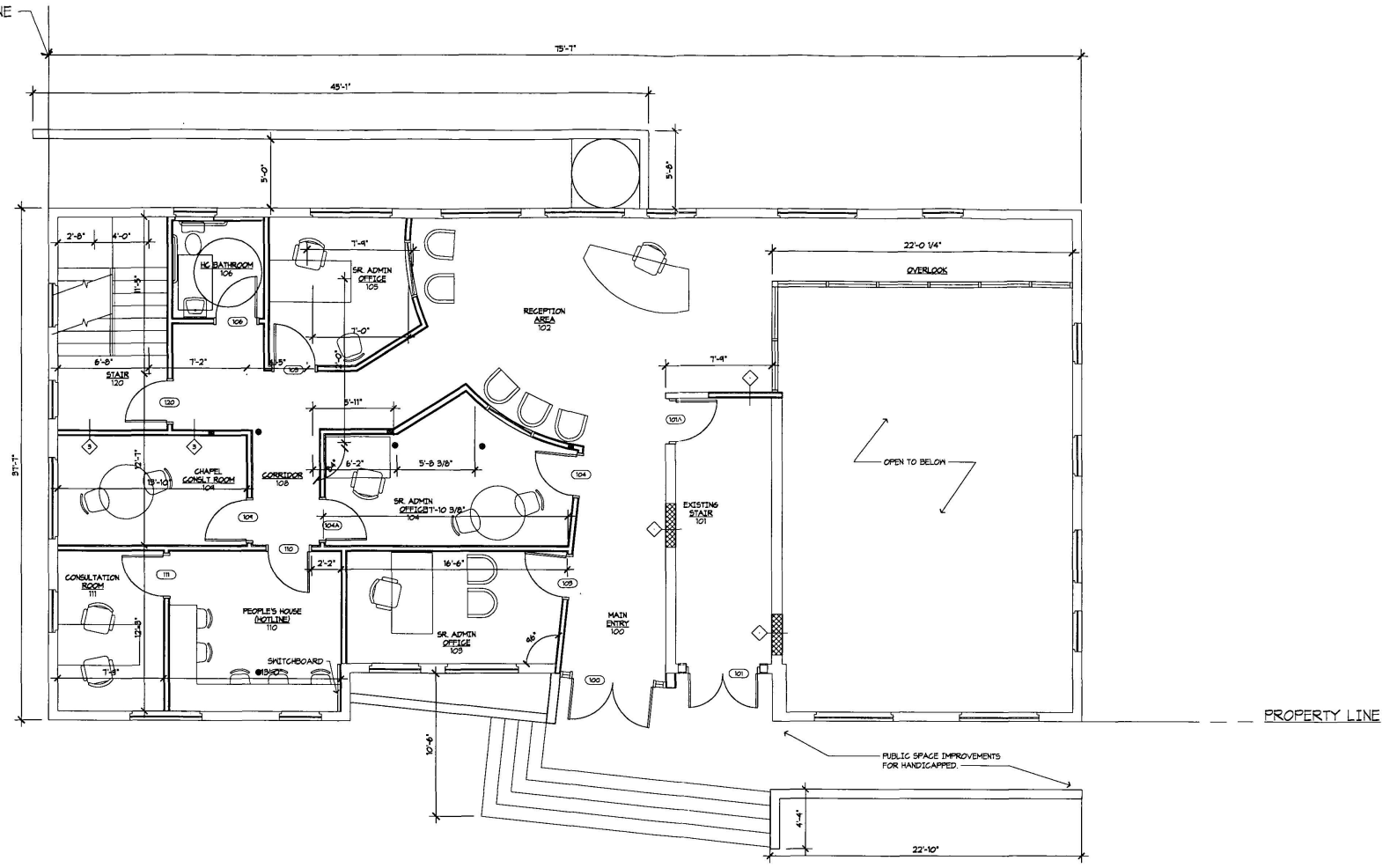
Sincerely,
GRIFFIN, FARMER & MURPHY, LLP

By: _____
Samara R. Gerson, Esq.

Enclosures

BZA
Case No. 17305
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17305
EXHIBIT NO. 32



1 PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"

ARCHITECTURE INCORPORATED

1801 ALEXANDER BELL DRIVE, SUITE 640
RESTON, VIRGINIA 20191

TEL - 703.476.3900
FAX - 703.264.0733

E-MAIL : AI@ARCHINC.COM

EXISTING CONDITIONS FOR:

THE Q STREET BUILDING
SOUTHEAST DC PARTNERS

WASHINGTON, DISTRICT OF COLUMBIA

Project: 23014.01

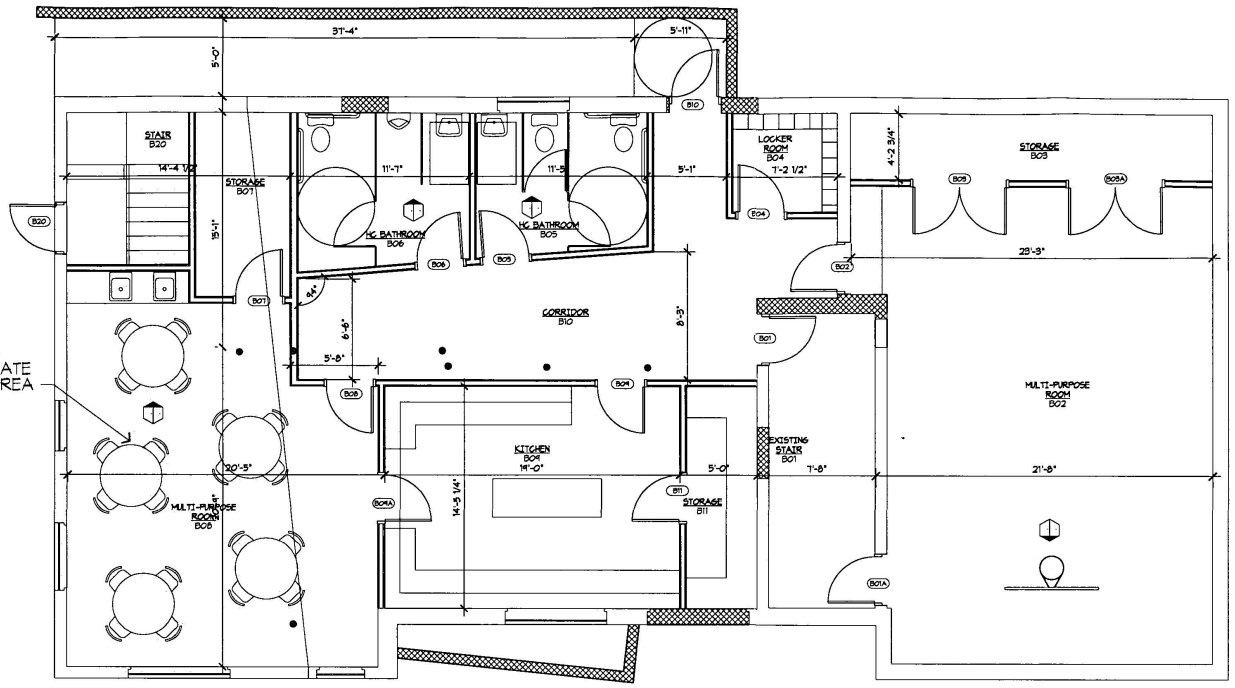
Date: 4/14/05

PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: P.1

From Sheet: A1.1



1 **PROPOSED BASEMENT PLAN**

1/8" = 1'-0"

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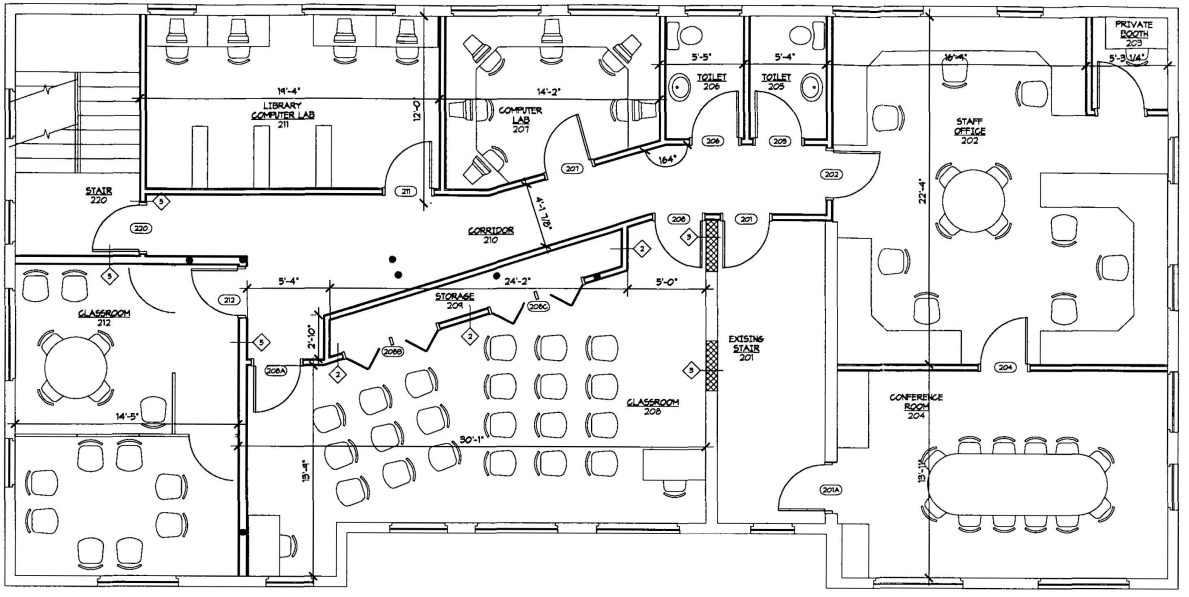
Date: 4/14/05

PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: P.2

From Sheet: A1.1



1 PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

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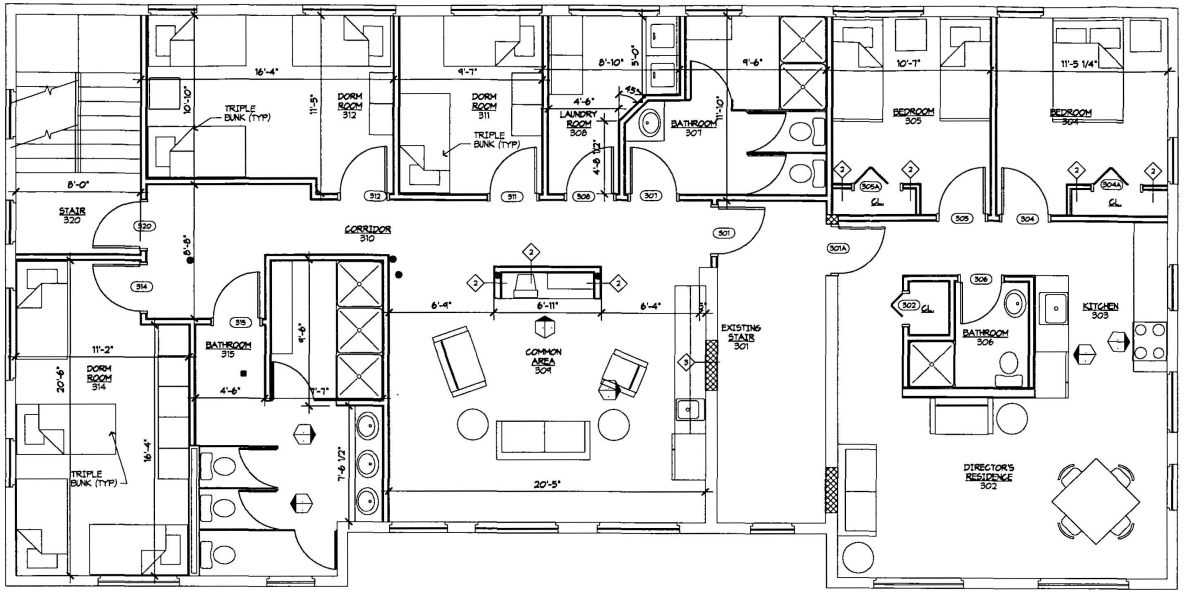
Date: 4/14/05

PROPOSED FLOOR PLAN

Scale: 1/8" = 1'-0"

Sketch: P.3

From Sheet: A1.2



1 **PROPOSED THIRD FLOOR PLAN**

1/8" = 1'-0"

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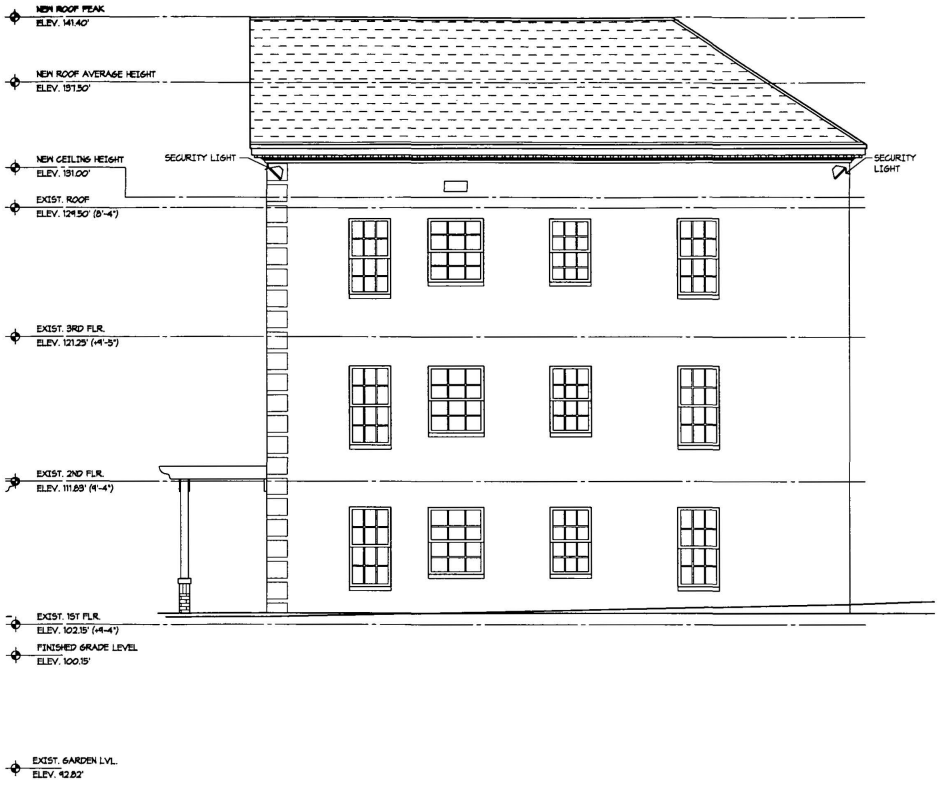
Date: 4/14/05

PROPOSED FLOOR PLAN

Scale: 1/8" - 1'-0"

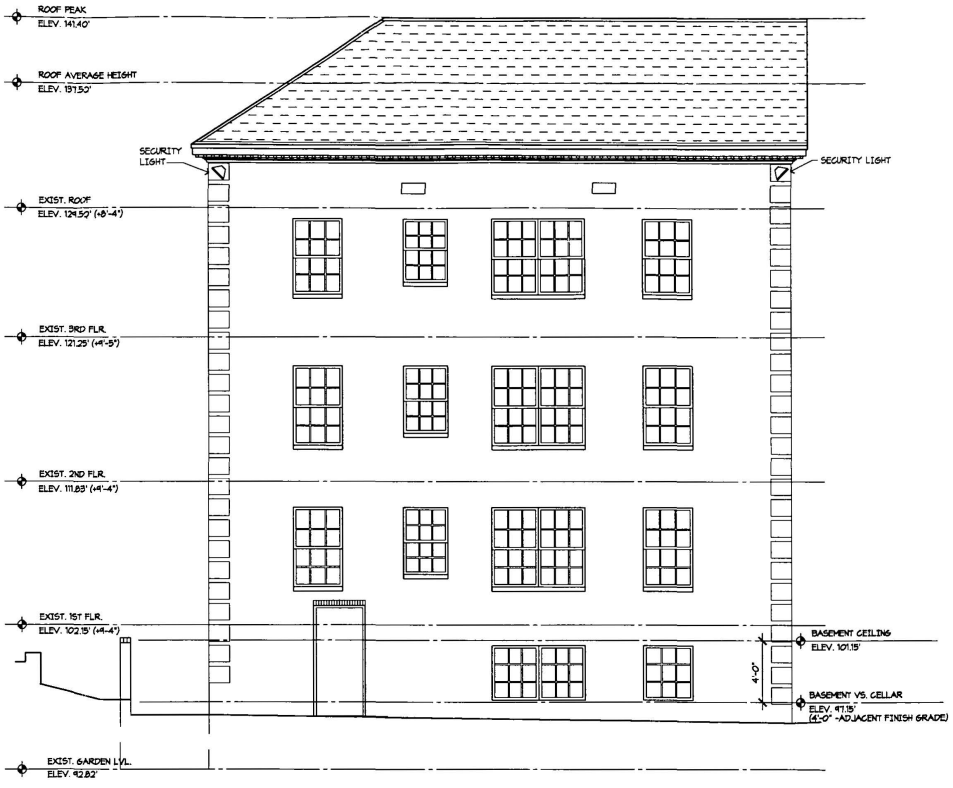
Sketch: P.4

From Sheet: A1.2



1 PROPOSED EAST ELEVATION

1/8" = 1'-0"



2 PROPOSED WEST ELEVATION

1/8" = 1'-0"

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WASHINGTON, DISTRICT OF COLUMBIA

Project: 23014.01

Date: 4/14/05

PROPOSED ELEVATION

Scale: 1/8" = 1'-0"

Sketch: P.8

From Sheet: A3.1