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March 11, 2005

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, DC 20001

Re: Application for Special Exception and Variances
2501 Pennsylvania Avenue, N.W. (Square 14, Lot 73)

Honorable Members of the Board:

Enclosed please find an Application and supporting materials requesting approval of special exceptions and variances to permit the construction of a seven-story condominium building, with a partial eighth floor, and ground floor retail at 2501 Pennsylvania Avenue, N.W., Lot 73 in Square 14. We have enclosed a check in the amount of $7,200.00 for the filing fees, and an original and twenty copies of the following:

- A completed BZA Application Form 120 (Tab A);
- A letter from Intrepid 2501 Acquisition, LLC, the owner of the subject property, authorizing the law firm of Holland & Knight LLP to file and process the Application (Tab B);
- A Building Plat prepared by the D.C. Surveyor showing the subject property and the proposed improvements (Tab C);
- Plans and elevations showing the building proposed to be erected on the subject property (Tab D);
- A statement of the existing and intended use of the subject property (Tab E);
- A Preliminary Statement outlining how the Application meets the required burden of proof (Tab F);
- Three photographs of the subject property (Tab G);

BZA
Case No. 17322
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 1

- The name and mailing address of the owners of property within 200 feet in all directions from all boundaries of the subject property, plus one original and one copy of the mailing labels for this list (Tab H); and

- In lieu of a memorandum from the Zoning Administrator, a completed certification form (Form 135) (Tab I).

We believe 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.

We are prepared to answer any questions or provide such other additional information as you may require. Thank you for your attention to this Application.

Sincerely,



Christopher H. Collins

Enclosures

cc: John Mason (w/enclosures - via UPS)
Ed Gosselin (w/enclosures - via UPS)
Mark Boekenheide (w/enclosures - via UPS)
Nick Giordano (w/enclosures - via UPS)
Kyrus L. Freeman (w/ enclosures)

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