JORDAN & KEYS, LLP
ATTORNEYS AT LAW
SUITE 520
1400 SIXTEENTH STREET, N.W.
WASHINGTON, D. C. 20036-2217
(202) 483-8300
FACSIMILE (202) 328-6153

e-mail: gkeys@jordankeys.com

KATHLEEN A. CAREY+
RACHEL C. EVANS+
GEORGE R. KEYS, JR.+
O'NEIL S. KING+

+Also Admitted in Maryland

OF COUNSEL:
HAROLD E. JORDAN

June 2, 2005

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HAND-DELIVERED

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 Fourth Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: Board of Zoning Adjustment Application No. 17327 - 1812 35th Street, N.W. - Special Exception Under Section 223 of the Zoning Regulations

Dear Mr. Griffis:

Enclosed for filing in this matter is the written authorization by the Applicant for this firm to act for it in connection with the above-referenced special exception scheduled for hearing on June 7, 2005.

Very truly yours,

George R. Keys Jr.

Enclosure

BZA
Case No. 17327
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17327
EXHIBIT NO. 31

1812 35th Street Associates LLC
c/o Andres Dan
6504 Millwood Road
Bethesda, Maryland 20817

June 1, 2005

Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W. - Room 210 South
Washington, D.C. 20001

Re: Authorization of Agent

To Whom It May Concern:

1812 35th Street Associates LLC ("Associates")is the fee owner of Lot 802 in Square S-1296, located at 1812 35th Street, N.W., Washington, D.C. (the "Land"). The Land is the subject of a pending special exception application in BZA No. 17327 under Section 223 to permit an enlargement of an existing single family dwelling not meeting lot occupancy or side requirements for the R-3 District.

George R. Keys, Jr. of Jordan & Keys, LLP is hereby designated as the authorized agent for Associates for the purposes of prosecuting the above-referenced application at the June 7, 2005 public hearing.

1812 35th Street Associates LLC

By: Andres Dan
Andres Dan
Managing Member