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

March 24, 2005

NORMAN M. GLASGOW, JR.
202-419-2460

Internet Address:
nglasgow @hklaw.com

VIA HAND DELIVERY

RECEIVED
D.C. BOARD OF ZONING ADJUSTMENT
2005 MAR 24 PM 3:07

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

Re: Application for Area Variance
4th Street, S.W. (Square 537, Record Lot 30)

Dear Members of the Board:

On behalf of Multi-Employer Property Trust, we are filing herewith an application and supporting materials requesting approval of an area variance under Section 3103.2 of 11 DCMR to permit a side yard less than that required by Section 775.5. The following materials are enclosed:

- A filing fee totaling $800.00;
- A completed BZA Form 120;
- A building plat showing the subject property and existing development;
- A statement of existing and intended uses of the subject property;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Three (3) photographs of the subject property;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;

BZA
Case No. 17328
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17328
EXHIBIT NO. 1

- Letter from the authorized agent of the property owner authorizing Holland & Knight LLP to file the application; and

- Architectural plans illustrating the proposed project.

We believe that 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.

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
Andy Litsky, Chairman, Advisory Neighborhood Commission 6D
Charles W. Hargrave, Advisory Neighborhood Commission 6D-02

2718008_v1