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April 15, 2005

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Hand Delivery

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D.C. OFFICE OF ZONING
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Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Application of 13th Street Lofts, LLC
1209-11 13th Street, N.W., Square 281, Lot 8 and 26

Dear Members of the Board:

Enclosed please find an application and supporting materials requesting special exception and variance relief for the above-referenced property. We have enclosed an original and 20 copies of the following:

- Completed Form 120 Application;
- Letter from 13th Street Lofts, LLC authorizing Holland & Knight LLP to file the application;
- In lieu of a memorandum from the Zoning Administrator, a completed Zoning Self-Certification Form;
- Architectural drawings showing the plans for the proposed building on the Subject Property;
- Building Plat showing the Subject Property with footprint of building drawn;
- Photographs of the Subject Property;
- Statement of Existing and Intended Use of the Subject Property;
- Preliminary Statement of Compliance with Burden of Proof;
- The names and mailing addresses and mailing labels for the owners of all property within 200 feet in all directions from all boundaries of the Subject Property; and
- Check for the filing fee in the amount of $3,200.00.

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.

BZA
Case No. 17347
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17347
EXHIBIT NO. 1

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

Very truly yours,

HOLLAND & KNIGHT LLP



Mary Carolyn Brown

Enclosures

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