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April 27, 2005

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VIA HAND DELIVERY

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

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 27 PM 2:35

Re: Application for Area Variance
1464 Harvard Street, N.W. (Square 2668, Lot 69)

Dear Members of the Board:

On behalf of 1464 Harvard LLC, 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 lot occupancy more than that required by Section 403.2. 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;
- Letter from the authorized agent of the property owner authorizing Holland & Knight LLP to file the application; and

BZA
Case No. 17352
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17352
EXHIBIT NO. 2

- Architectural plans illustrating the 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
Dee Hunter, Chairman, Advisory Neighborhood Commission 1B
Lori Parker, Advisory Neighborhood Commission 1B-07