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June 21, 2005

By Hand Delivery

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Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D.C. 20001

Re: **BZA Application of Gtown 32nd Street, LLC and Strategic Georgetown, LLC, for 1517 and 1521 32nd Street N.W. (Square 1270, Lots 19, 20 and 74)**

Dear Chairman Griffis and Members of the Board:

Gtown 32nd Street, LLC and Strategic Georgetown, LLC (the "**Applicant**"), hereby submit an application for variance relief to allow for the construction of rowhouses located at 1517 and 1521 32nd Street N.W. (Square 1270, Lots 19, 20 and 74) in the R-3 Zone District.

Included with this application are the following documents:

A. BZA Form 135, Self Certification for Lots 19 and 20 and Lot 74.
B. Zoning Map & Sanborn Atlas Excerpts
C. Statement of Applicant
D. Building Plat
E. Proposed Plans, including landscape plans
F. Deed, Covenant and Maintenance Agreement
G. Authorization Letter from Property Owners
H. Photographs of the Property
I. BZA Form 120, Application
J. DCRA Office of Adjudication order for the approval of subdivision in the Georgetown Historic District in H.P.A. No. 98-281 (*In re: The Bowie-Sevier House, 1998*)
K. Board of Zoning Adjustment Appeal No. 17034, dated May 12, 2004

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BZA
Case No. 17387
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17387
EXHIBIT NO. 1

L. Decision and Order of the Mayor's Agent for Historic Preservation, dated December 24, 2003

M. Modified Decision and Order of the Mayor's Agent for Historic Preservation, dated May 20, 2004

N. Order (Granting Motion For Reconsideration Of Modified Decision and Order) of the Mayor's Agent for Historic Preservation, dated June 9, 2004

O. Order of the Mayor's Agent for Historic Preservation, dated June 23, 2004

P. Second Modified Decision and Order of the Mayor's Agent for Historic Preservation, dated September 24, 2004

Q. Copy of Settlement Agreement between Applicants and neighbors, dated April 28, 2005

R. List of Owners of Property within 200 feet of the Subject Site

A check for $1,600.00 from the Applicant has also been enclosed.

Although there are two rowhouses proposed to be constructed, the Applicant requests that they be consolidated into one case for the sake of efficiency. Both lots and rowhouses have similar characteristics and the same relief is requested for both.

The Applicant looks forward to the scheduling of this case for a public hearing at the earliest possible date.

Respectfully,

John T. Epting

Jeffrey C. Utz

Enclosures

cc: Darrin Phillips
Ryan Hill
ANC 2E

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