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July 1, 2005

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RECEIVED
D.C. ZONING COMMISSION
2005 JUL -1 AM 10:41

VIA HAND DELIVERY

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

Re: Application for Special Exception
1425 11th Street, N.W. (Square 338, Lots 37-40, 800-803)

Dear Members of the Board:

On behalf of Ellis Denning Properties LLC and the property owner, Ernest L. Murphy, we are filing herewith an application and supporting materials requesting approval of a variance under Section 3103.2 of the Zoning Regulations to permit less than the required residential recreation space pursuant to Section 773 of the Zoning Regulations.

- A filing fee totaling $800.00;
- A completed BZA Form 120;
- A building plat showing the subject property and proposed 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. 17393
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17393
EXHIBIT NO. 1

- 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

M. Carolyn Brown

Enclosures

cc: Jennifer Steingasser, Office of Planning
Charles D. Reed, Chairman, Advisory Neighborhood Commission 2F
Michael G. Nelson, Advisory Neighborhood Commission 2F-06

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