

May 10, 2006

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

Internet Address:
norman.glasgowjr@hklaw.com

VIA HAND DELIVERY

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

Re: Application for Variance and Special Exception
601-645 H Street N.E. (Square 859, Lot 177)

RECEIVED
D.C. OFFICE OF ZONING
MAY 10 PM 3:20

Dear Members of the Board:

On behalf of 601-645 H Street Ventures, LLC we are filing herewith an application and supporting materials requesting approval of variance relief from the lot occupancy requirements under Section 772 and a special exception for new development on a lot in excess of 6,000 square feet in the H Street Northeast Neighborhood Commercial Overlay District pursuant to Section 1320.4. Enclosed are the following materials:

- A filing fee totaling \$2,000.00;
- 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;

BOARD OF ZONING ADJUSTMENT
District of Columbia
In lieu of a memorandum from the Zoning Administrator, a completed zoning
self-certification form;

CASE NO. 17521
EXHIBIT NO. 1

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.1

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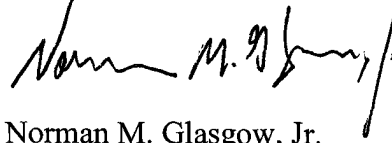
- Letter from the authorized agent of the property owner authorizing Holland & Knight LLP to file the application; and
- Architectural plans illustrating the project.

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

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", written over the printed name.

Norman M. Glasgow, Jr.

Enclosures

cc: Jennifer Steingasser, Office of Planning
Advisory Neighborhood Commission 6C