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December 18, 2006

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VIA HAND DELIVERY

Geoffrey Griffis, Chairman
DC Board of Zoning Adjustment
441 4th Street, NW, Room 210
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 DEC 18 PM 3:20

**Re: Dakota Square, LLC – Area Variance Application for 300 – 320
Riggs Road, N.E. (Square 3748, Lot 52), Washington, DC**

Dear Chairman Griffis and Members of the Board:

Please accept for filing the enclosed application for variance relief from Dakota Square, LLC (the “**Applicant**”). The Applicant is seeking variance relief in order to construct a residential loading berth in connection with its new mixed-use commercial and residential project on the Property.

The application package includes the following materials:

- Preliminary statement of the applicant satisfying the burden of proof;
- BZA Form 135, Self Certification
- Proposed Plans
- Zoning Map & Sanborn Atlas Excerpts with Property outlined in red
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed building on the Property;
- A letter from the Applicant authorizing Pillsbury Winthrop Shaw Pittman to file the application and represent the Applicant in all matters before the Board;
- Photographs of the Property
- BZA Form 120, Application
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property; and
- Statement of existing and intended use of the Property

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17600

EXHIBIT NO. 1

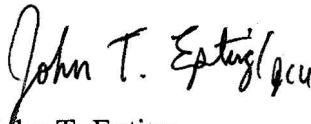
Board of Zoning Adjustment
District of Columbia
CASE NO.17600
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DC Board of Zoning Adjustment
December 18, 2006
Page 2

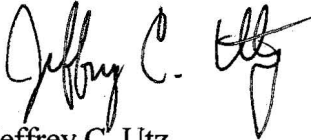
- Check payable to the DC Treasurer in the amount of \$800.00.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 663-8000. Thank you for your attention to this application.

Sincerely yours,

Handwritten signature of John T. Epting in black ink.

John T. Epting

Handwritten signature of Jeffrey C. Utz in black ink.

Jeffrey C. Utz

Enclosures

cc: Office of Planning
ANC 4B