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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
200 DECEMBER 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. /

Board of Zoning Adjustment
District of Columbia
CASE NO.17600
EXHIBIT NO.1

DC Board of Zoning Adjustment
December 18, 2006
Page 2

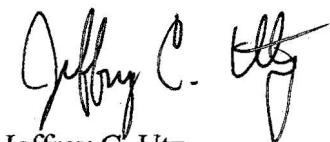
- Check payable to the DC Treasurer in the amount of \$800.00.

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,



John T. Epting



Jeffrey C. Utz

Enclosures

cc: Office of Planning
ANC 4B