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January 4, 2007

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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
2007 JAN - 4 PM 12: 38

Re: Dakota Points, LLC – Special Exception Application for 5545-5549 South Dakota Avenue (Lot 10 in Square 3760) and 5553-5575 South Dakota Avenue, NE (Parcel 137/86), Washington, DC (the “Property”)

Dear Chairman Griffis and Members of the Board:

Please accept for filing the enclosed application for variance relief from Dakota Points, LLC (the “Applicant”). The Applicant is seeking special exception relief in order to construct a residential building with a roof structure of non-uniform heights on the Property.

The application package includes the following materials:

- Exhibit A - BZA Form 120, Application
- Exhibit B - BZA Form 135, Self Certification
- Exhibit C - Building Plat, prepared by the D.C. Surveyor, showing the footprint of the proposed building on the Property
- Exhibit D - A letter from the Applicant authorizing Pillsbury Winthrop Shaw Pittman to file the application and represent the Applicant in all matters before the Board
- Exhibit E - Statement of existing and intended use of the Property
- Exhibit F - Preliminary statement of the applicant satisfying the burden of proof
- Exhibit G - Photographs of the Property

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17606
EXHIBIT NO. 1
Board of Zoning Adjustment
District of Columbia
CASE NO. 17606
EXHIBIT NO. 1

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- Exhibit H - List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property
- Exhibit I - Proposed plans and elevations
- Exhibit J - Zoning Map & Sanborn Atlas Excerpts with Property outlined in red
- Exhibit K - Check payable to the DC Treasurer in the amount of \$2,000 for filing fee

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,

A handwritten signature in black ink that reads "John T. Epting". The signature is written in a cursive style with a small "arr" written at the end.

John T. Epting

A handwritten signature in black ink that reads "Jeffrey C. Utz". The signature is written in a cursive style.

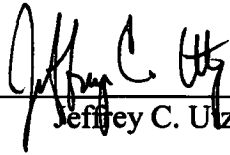
Jeffrey C. Utz

Enclosures

cc: Office of Planning
ANC 4B

Certificate of Service

I certify that on January 4, 2007, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Ulz

Office of Planning
801 N. Capitol Street, NE
Suite 4000
Washington, DC 20002

ANC 4B
6856 Eastern Avenue, NW #314
Washington, DC 20012