

Holland & Knight

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March 4, 2016

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, N.W., Suite 200S
Washington, DC 20001

Re: Application to the Board of Zoning Adjustment
1735 Fraser Court, N.W. (Square 110, Lot 819)

Dear Board Members:

On behalf of David G. Helfrich (the “Applicant”) we submit herewith an application and supporting materials for an area variance from 11 DCMR § 2001.3 to permit a 207 square foot enlargement of a nonconforming single-family dwelling that exceeds the allowable lot occupancy percentage and floor area ratio requirements. Enclosed are the following materials:

- Completed BZA Form 126 (fee calculator) and a check in the amount of \$325.00;
- Completed BZA Form 120 (application);
- Completed BZA Form 135 (self-certification);
- Surveyor’s plat showing the subject property;
- Statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Statement of existing and intended uses of the subject property;
- Photographs of the subject property;

Board of Zoning Adjustment
District of Columbia
CASE NO.19255
EXHIBIT NO.3

March 4, 2016

Page 2

- The name and mailing addresses 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;
- Architectural drawings showing the proposed addition; and
- Letter from the property owner authorizing Holland & Knight LLP to file the application.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP



Christopher H. Collins

Joseph O. Gaon

Attachments

Cc: Joel Lawson, D.C. Office of Planning (w/ attachments via Hand Delivery)
Anna Chamberlin, DDOT (w/ attachments via Hand Delivery)
Advisory Neighborhood Commission 2B (w/ attachments via U.S. Mail)
Mike Feldstein, ANC 2B01 (w/ attachments via E-Mail)