

# Holland & Knight

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March 15, 2021

## **VIA IZIS**

Board of Zoning Adjustment  
of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**Re: Application to the Board of Zoning Adjustment  
2805 Jasper Street, SE (Square 5722, Lot 74)**

Dear Members of the Board:

On behalf of KAJ VENTURES LLC (the “Applicant”), the owner of property located at 2805 Jasper Street, SE (Square 5722, Lot 74) (the “Property”) we hereby submit an application pursuant to Subtitle X § 901.2 of the District of Columbia Zoning Regulations for special exception relief pursuant to (i) 11-U DCMR § 421.1 to permit a new multi-family residential development in the RA-1 zone; (ii) 11-C DCMR §§ 802.1 and 807.2 to not provide the three long-term bicycle parking spaces required for the proposed residential development; and (iii) 11-C DCMR § 605.1 for a partial reduction in the GAR requirements.

The following materials are enclosed:

- A filing fee in the amount of \$7,440 for the special exception relief requested, pursuant to 11-Y DCMR § 1600.1(b)(19) and (b)(24);
- Letter from the Applicant authorizing Holland & Knight LLP to file and process the application;
- Completed BZA Form 135 (self-certification);
- Surveyor’s Plat;
- Portion of the Zoning Map showing the Property;
- Statement of existing and intended uses for the Property;
- Statement explaining how the application meets the specific tests identified in the Zoning Regulations (“Statement in Support”);


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- Architectural plans and elevations showing the project;
- Existing photographs of the Property;
- Certificates of Occupancy for the Property;
- A written summary of the testimony of all witnesses;
- Resume for the witness who will testify as an expert at the public hearing;
- The name and mailing address of the owners of all property located within 200 feet of the Property;
- Certification of Proficiency;
- A statement of the efforts made by the Applicant to apprise the affected Advisory Neighborhood Commissions (“ANC”) of this application (included within the Statement in Support); and
- Certificate of Service demonstrating that the Office of Planning and affected ANC have been provided a copy of the application (see end of this letter).

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

Respectfully submitted,

HOLLAND & KNIGHT LLP

By:   
Kyrus L. Freeman  
Jessica R. Bloomfield

Enclosures

cc: Certificate of Service  
Joel Lawson, D.C. Office of Planning (w/enclosures via email)  
Anna Chamberlin, DDOT (w/enclosures via email)

**CERTIFICATE OF SERVICE**

I hereby certify that on March 15, 2021, a copy of this application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

Ms. Jennifer Steingasser  
District of Columbia Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Advisory Neighborhood Commission 8B  
[8b@anc.dc.gov](mailto:8b@anc.dc.gov)

Commissioner Michelle Kiah  
ANC 8B05  
[8B05@anc.dc.gov](mailto:8B05@anc.dc.gov)

Commissioner Charles H. Wilson  
ANC 8B, Chair  
[8B03@anc.dc.gov](mailto:8B03@anc.dc.gov)

  
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