

Holland & Knight

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July 9, 2019

Via IZIS and hand delivery

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
2705 11th Street, NW
Square 2858 Lot 18**

Dear Members of the Board:

Pursuant to Subtitle X, Chapters 9 and 10, we hereby submit an application for variance and special exception relief on behalf of Elee and Joseph Wakim, owners of the above-referenced property, for: (i) a variance from the 900 square foot minimum land area per dwelling unit requirement of Subtitle U § 320.2(d); (ii) a variance from the minimum parking size requirement of Subtitle C § 712.3; and (iii) a special exception under Subtitle U § 320.2 to allow the conversion of a residential building (flat) to a three-unit apartment building in the RF-1 zone. Enclosed are the following materials:

- A filing fee in the amount of \$325, as required under 11 DCMR Subtitle Y § 1600.1(d);
- Letter from Elee and John Wakim authorizing Holland & Knight LLP to act on their behalf with respect to the application;
- Completed BZA Form 135 (self-certification);
- Statement of existing and intended uses of the subject property;
- Statement explaining how the application meets each element of the review standards for variance and special exception relief under the Zoning Regulations;
- Surveyor's plat showing the subject property and existing structures;

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EXHIBIT NO.10

- Photographs of the subject property;
- An outline of testimony for all witnesses and expert witness resumes;
- A statement of the efforts the Applicant will make to apprise the Affected ANC of the application;
- The name and mailing address 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;
- Certificate of service demonstrating that the Affected ANC and the Office of Planning have been served a copy of the application.

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

Sincerely,

HOLLAND & KNIGHT LLP

By:


Leila M. Batties

Enclosures

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cc: Jennifer Steingasser, D.C. Office of Planning (w/encl via email and hand delivery)
Joel Lawson, D.C. Office of Planning (w/encl via email and hand delivery)
Anna Chamberlin, DDOT (w/encl via email)
Advisory Neighborhood Commission 1B (w/encl via email and U.S. mail)
Commissioner James Turner SMD 1B09 (w/encl via email and U.S. mail)