

Holland & Knight

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February 12, 2018

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
1300 35th Street, NW (Square 1227, Lot 0813)**

Dear Members of the Board:

PROPERTY FRAMEWORKS (the “Applicant”), on behalf of Washington DC Sole Properties Inc., owner of the above referenced property, hereby submits an application and supporting materials for a special exception pursuant to 11-X DCMR 901.1 and 11-C DCMR § 204.9, to change an existing nonconforming use to another nonconforming use in the R-20 zone. Enclosed are the following materials:

- A filing fee in the amount of \$1,560, as required pursuant 11-Y DCMR § 1600.1(b)(24);
- Letter from PROPERTY FRAMEWORKS authorizing Holland & Knight LLP to submit the subject application and act on its behalf with respect to the application;
- Letter from Washington DC Sole Properties Inc. authorizing PROPERTY FRAMEWORKS to submit the subject application and act on its behalf with respect to the application;
- Completed BZA Form 135 (self-certification);
- Surveyor’s plat showing the subject property;
- Statement of existing and intended uses of the subject property;

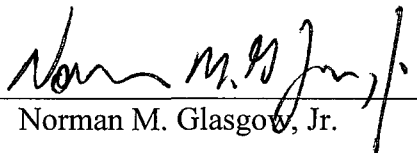
Board of Zoning Adjustment
District of Columbia
CASE#BZA170889
EXHIBIT NO.3

- Statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Photographs of the subject property;
- 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;
- A statement of the efforts made by the Applicant to apprise the Affected ANC of the application;
- Certificate of service demonstrating that the Office of Planning and the Affected ANC have been provided 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: 
Norman M. Glasgow, Jr.

Enclosures

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 2E (w/encl via email and hand delivery)
Commissioner Richard Murphy, SMD 2E03 (w/encl via email and hand delivery)