BZA Form 2
(Revised 7/17/95)

Docket No. 16877

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION

NOTE: See reverse side of this form for filing instructions, filing fees and information required by the Board

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DO NOT MAIL **DO NOT MAIL**
TO THE BOARD OF ZONING ADJUSTMENT

Pursuant to Section(s) 3103 of the Zoning Regulations of the District of Columbia, an application is hereby made for the following action: variances from the rear yard requirement in a Commerical district and from the requirement for width of court, which are provided for by Section(s) 774.1 and 776.1 of the Zoning Regulations.

Premises affected are located at 2020 K Street, N.W. (street address).

Lot(s) ~~827~~ 47 RSP, Square(s) 78,

in the District of Columbia, in Zoning District C-3-C.

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Present use of Property: office building

Proposed use of Property: redevelop existing building into 130-foot, 10 FAR building through TDRs

Owner of Property: ~~Quadrangle Development~~ 2020 L Street LP RSA

Address of Owner: 1001 G Street, NW, Suite 700W, Washington, D.C. 20001.

State briefly the bases for action sought:

Quadrangle Development wishes to redevelop this building, which is in the new Downtown Receiving Zone, into a 130-foot, 10 FAR building through the purchase of TDRs. A variance from the rear yard and court requirements is necessary due to existing conditions on the site.

Date: 3/18/02 Signature: Phil T. Feola (Applicant)*

*The owner of the property for which application is made or his/her authorized agent may file an application. In the event an authorized agent files an application on behalf of the owner, the notice of application shall be accompanied by a letter signed by the owner authorizing the agent to act on his behalf in this appeal.

TO BE NOTIFIED OF HEARING AND DECISION:

Name: Phil T. Feola or John T. Epting, Shaw Pittman, LLP

Address: 2300 N Street, N.W., 6th Floor, Washington, D.C.

Zip Code 20037 Phone No. (202) 663-8789 or 663-8879

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. 16877
Exhibit No. 1

Board of Zoning Adjus
District of Columbia
CASE NO.16877
EXHIBIT NO.1

INSTRUCTIONS

Any notice of application for action provided in the District of Columbia Zoning Regulations (DCMR, Title 11, Zoning) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made on BZA Form 2. All applications must be completely filled out and be typewritten or printed. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper size to complete the form.

2. Present this form and supporting documents, in person, to the Board of Zoning Adjustment at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

3. At the time of filing an application before the Board of Zoning Adjustment, the appellant shall pay a filing fee in accordance with the Board of Zoning Adjustment Schedule of Fees (11 DCMR 3380).

4. INFORMATION REQUIRED TO BE SUBMITTED AT THE TIME OF MAKING AN APPLICATION:

   A. A plat drown to the scale and certified by a licensed engineer or architect or D.C. Surveyor showing the boundaries and dimensions of the existing buildings and accessory buildings; and plan and elevations in sufficient detail to clearly illustrate any proposed building to be erected or altered.

   B. A detailed statement of existing and intended use of such building or part of building; number of families or household units, if any, the building is designed to accommodate.

   C. Three photograph views of appropriate size but not to exceed 8 ½ by 11 inches and showing pertinent features of the application (front, rear and sides, if possible) of the property involved.

   D. The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the property involved in the application. (Note: This information is most readily available from the D.C. Dept. of Finance and Revenue, Tax Assessors, 441 4th Street, N.W., Suite 450).

   E. The name and mailing address of any person who has a lease with the owner for all or part of any building located on the property involved in the application.

   F. Documentation or a copy of the Certificate of Occupancy showing the last authorized use in case(s) where a change in one nonconforming use to another nonconforming use is requested.

   G. All applicants shall obtain from the Zoning Administrator a memorandum directing the applicant to the Board of Zoning Adjustment prior to filing this application.

   H. Any other details, plans or statements pertinent to the application required by the Board of Zoning Adjustment and the Supplemental Rules of Practice and Procedures before the Board of Zoning Adjustment, D.C.

bzafm2/kjw