Form 125 — Exhibit 1
(Revised 03/15/02)

Case No. 17411

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPEAL

Notice: Click Here for Appeal Form Instructions

Pursuant to Section (s) §3100 and §3101 of the Zoning Regulations of the District of Columbia, an appeal is hereby taken

from the administrative decision of:*	Permits #CO9912, B465646,B468513		
made on*	06/10/2005	, to the effect that*	

We are appealing the decision that the existing structure at 1636 Irving St. NW -- in an R4 residential zone -- be allowed to expand from four rental properties into a seven-unit condominium complex. Developer 1636 Irving St. LLC received building permits for seven units, ``subject to zoning approval of number of units in zone,'' (permit B468513) and later, certificate of occupancy for seven units.

Address(es)* of Affected Premises	Square(s)*	Lot(s)*	Zoning Districts*
1638 Irving St. NW	2591	203	R-4
1640 Irving St. NW	2591	~~204~~ ~~205~~	R-4

Present Use of Property:*	residential		
Proposed Use of Property:*	condominiums		
Owner of Property:*	1636 Irving St. LLC (principals: Robb Lakritz and Joshua Adler)	Telephone No.:*	(202)256-0853
Name, address and telephone number of lessee:			

1636 Irving LLC, also doing business as The Madera, ``Lakritz Adler,'' Gallatin Construction and Robb Lakritz and Joshua Adler.

Name, address and telephone number of appellant, if other than owner:

Paul A. Basken, 1638 Irving St. NW 202-884-0472, cell 202-210-3071 and Joshua S. Meyer, 1640 Irving St. NW, 202-588-9661 and cell 202-365-2401.

State specifically manner in which appellant is aggrieved by the administrative decision, the allegations of error in the administrative decision, and the relevant sections of the Zoning Regulations (see reverse for more detailed explanation).

Please use a separate piece of 8 ½" x 11" to respond and attach it to the Form 125 Appeal.

Date:*	08/03/ 2005	Signature:	Paul A Basken

* If appeal is filed by agent of the Appellant, Form 125 Appeal shall be accompanied by a letter signed by the appellant authorizing the agent to act on his behalf in this appeal.

To be notified of hearing and decision:

(Appellant or Authorized Agent)*

Name:*	Brian Kass, Esq.						
Address:*	1050 17th St. NW St. 1100	City:*	Washington	State:*	DC	Zip:*	20036
Phone No.:*	(202)659-6500	Fax No.:	(202)293-2608	E-Mail:	briankass@kmklawyers.com		

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

BZA
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EXHIBIT No. 1

Board of Zoning Adjustment
District of Columbia
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