BZA Form 2
(Revised 7/17/95)

Docket No. _____

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

DO NOT MAIL **DO NOT MAIL**

TO THE BOARD OF ZONING ADJUSTMENT

Pursuant to Sections 3103.2 and 3104.1 of the Zoning Regulations of the District of Columbia, an application is hereby made for the following action: variances from the requirement to use TDRs and from the residential recreation space requirement and special exception for multiple roof*, which is provided for by Section(s) 1709, 773.3, 411.11 of the Zoning Regulations.

Premises affected are located at New Jersey Avenue and K, L and 2nd Streets, SE (street address),

Lot(s) 7,8,13,14,16-18,20-36,801,803 804,807-809 and **, Square(s) 741,

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

Present use of Property: _____.

Proposed use of Property: apartment house with ground floor retail and office.

Owner of Property: NJA Development Partners, LP Mary and Daniel Loughran Foundation Inc.

Address of Owner: c/o Valhal Corp 55 5th Ave New York NY 10003 c/o NationsBank Trust, 1501 Pa Ave Wash DC 20005.

State briefly the bases for action sought: Applicant seeks to construct an apartment house to a maximum height of 130 feet and a maximum of 10.0 FAR without using TDRs, with less than the required amount of residential recreation space and with multiple roof structures not meeting the normal setback requirement. The size of the site and the development and the economics of the project do not permit compliance with the Regulations.

Date: MAY 26 2000 Signature: _____ (Applicant)*

DC DIST MAY 26 2 00

*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: Norman M. Glasgow, Jr.
Address: Wilkes Artis, Chartered Suite 300, 1666 K Street, N.W., Washington, D.C.

Zip Code 20006 Phone No. (202)457-7842

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

*structures setback less than 1:1 from the edge of the roof

**a public alley proposed to be closed

BZA Case No. 16601 Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO.16601
EXHIBIT NO.1