BZA Form 2
(Revised 7/17/95)

Docket No. 16641

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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TO THE BOARD OF ZONING ADJUSTMENT

Pursuant to Sections 3104.1 and 3103.2 of the Zoning Regulations of the District of Columbia, an application is hereby made for the following action: **special exception from the roof structure requirements of § 411, and variances from the requirements of § 773.3 for residential recreation space, § 776.4 for the area of closed courts, § 776.3 for the width of courts; § 1701.7 for building setbacks on Massachusetts Ave., NW, and § 3202.3 to allow projections onto the adjacent record lot**, which are provided for by Section(s) **3104.1 and 3103.2** of the Zoning Regulations.

Premises affected are located at **1210-1216 Massachusetts Ave., N.W.**,
(street address)

Lot(s) **50**, Square(s) **283**,

in the District of Columbia, in Zoning District **DD/C-2-C**.

Present use of Property: **parking lot**.

Proposed use of Property: **apartment house**.

Owner of Property: **JBG/Twelfth and Massachusetts, L.L.C.**.

Address of Owner: **c/o The JBG Companies, 5301 Wisconsin Avenue, N.W., Suite 300, Washington, D.C. 20015**.

State briefly the bases for action sought:

The special exception from the roof structure requirement, as well as the variances from the requirements for residential recreation space, the width and area of closed courts, the Massachusetts Ave., NW, setbacks, and projections onto the adjacent building lot, are necessary due to the relatively small amount of total square footage of this project and the unique configuration of Lot 50 in Square 283.

Date: 1-3-01 Signature: Whayne S. Quin
(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.

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Exhibit No. 39

TO BE NOTIFIED OF HEARING AND DECISION:

Name: **Whayne S. Quin, Esq., Holland & Knight, LLP**

Address: **2100 Pennsylvania Ave., N.W., Suite 400, Washington, D.C.**

Zip Code **20037** Phone No. **(202) 663-7274**

Board of Zoning Adjustment
District of Columbia
CASE NO.16641
EXHIBIT NO.39

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