BZA Form 2
(Revised 7/17/95)

Docket No. 16815

**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 Section 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 approval of the construction of a mixed-use building in excess of the matter-of-right height in the Reed-Cooke Overlay District and variance relief; from the maximum FAR permitted in the R-5-B District, to construct an addition to a structure that exceeds the permitted lot occupancy requirements, and from the restrictions on the use of an alley lot, which are provided for by Section(s) 1403.1, 402, 2001.3 and 2507 of the Zoning Regulations.

Premises affected are located at 2412R 17th Street, N.W.
(street address)
Lot(s) 95, Square(s) 2566,
in the District of Columbia, in Zoning District RC/R-5-B.
Present use of Property: office, warehouse and private club.
Proposed use of Property: residential, office and private club.

Owner of Property: Adams Alley, LLC

Address of Owner: 1228 31st Street, N.W., Second Floor, Washington, DC 20007.

State briefly the bases for action sought:

The applicant proposes to construct a mixed-use building on the property. The residential portion of the building will consist of approximately 12 units in a new addition to the building and the non-residential space will be located in the existing building. Special exception relief is needed to allow a height greater than permitted as a matter-of-right in the Reed-Cooke Overlay District. Variance relief is requested for additional gross floor area, to permit construction of an addition to a structure that exceeds the permitted lot occupancy requirements, and to permit residential use on the property.

Date: November 8, 2001 Signature: Paul A. Tummonds
(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:

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Name: John Epting
Paul Tummonds
Shaw Pittman
Address: 2300 N Street, N.W., Washington, D.C.

Zip Code 20037 Phone No. (202) 663-8879; 663-8873

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

Board of Zoning Adjustment
District of Columbia
CASE NO.16815
EXHIBIT NO.2