BZA Form 2
(Revised 7/17/95)

Docket No. 16869

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 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 and to construct an addition for a structure that exceeds lot occupancy requirements, which is provided for by Section(s) 1403.1, 402 and 2001.3 of the Zoning Regulations.

403, 1402 RSN

Premises affected are located at 2329 Champlain Street, N.W.
(street address)
Lot(s) 103, Square(s) 2563,
in the District of Columbia, in Zoning District RC/R-5-B.
Present use of Property: Office, Retail and Storage.
Proposed use of Property: Residential and Retail.

Owner of Property: Kings Creek, LLC.

Address of Owner: 3411 Oakwood Terrace, N.W., Washington, D.C. 20010.

State briefly the bases for action sought: Applicant proposes to construct a mixed use building on the property. The residential portion of the building will consist of approximately 13 units in a new addition to the building and retail use will be on the first floor. 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 required for additional gross floor area and to permit construction of an addition to a structure that exceeds permitted lot occupancy requirements.

Date: 3/5/02 Signature: _____.
(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: Jons Rea L. Farmer
Address: 1912 Sunderland Place, N.W. W DC
Zip Code 20036 Phone No. 202-429-4000

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

BZA 16869

Board of Zoning Adjustment
District of Columbia
CASE NO.16869
EXHIBIT NO.1