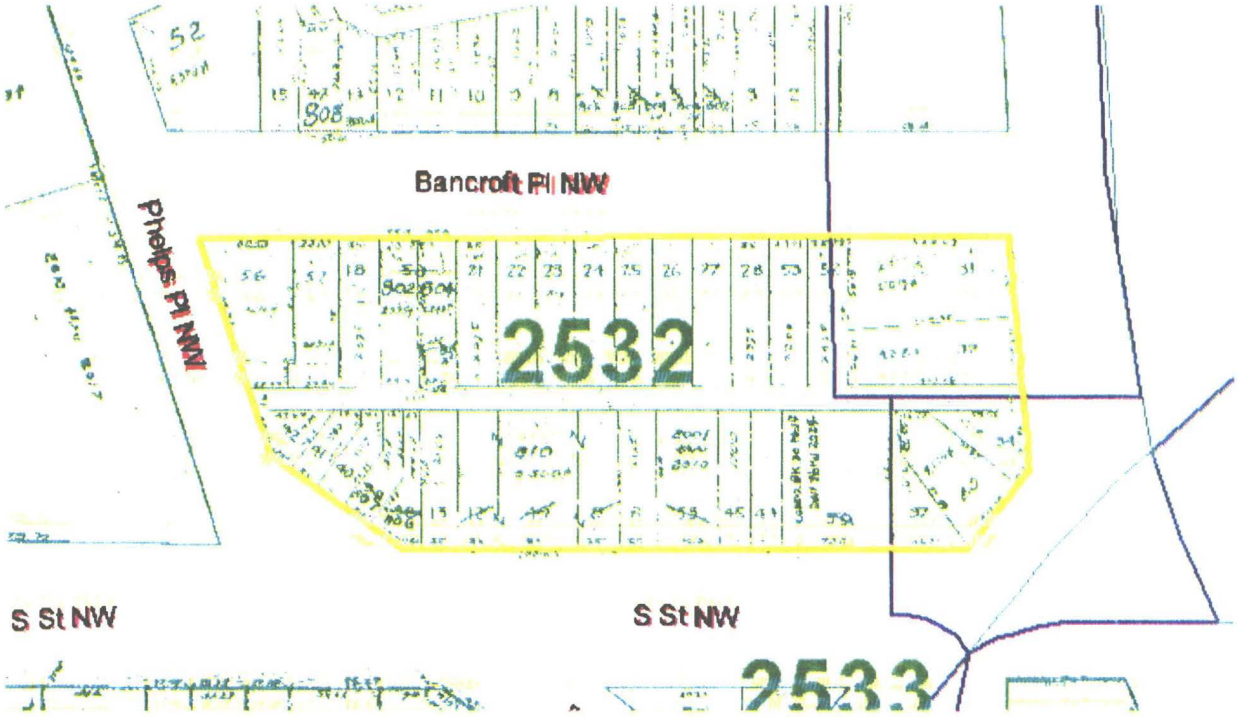


REVISED

Application No. 16932 ICG Bancroft Associates LLP

NOTES:

- The existing building is vacant; it was last used as a school (the Kingsbury Center). The Applicant states that the building was originally constructed as a single-family dwelling. The Applicant is proposing to develop two attached residential dwelling units. Variance relief may be required for this project. The Board may consider hearing the case and then decide whether zoning relief is needed from the special exception or area variance provision.

- The Attorney, Chris Collins, is scheduled to brief the Board on the rationale for requesting a special exception versus a variance. The Office of Zoning asked the Applicant to be prepared to address both tests.

BZA
Case No. 16932
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16932
EXHIBIT NO.32

RELIEF SOUGHT: Pursuant to 11 DCMR § 3104.1, for a special exception to allow an addition to a single-family dwelling under section 223, not meeting the rear yard requirements (section 404) in the at premises 2138 Bancroft Place, N.W.

ZONING:	R-3 District
SQUARE & LOT:	Square 2532, Lots 56 and 811
OFFICE OF PLANNING:	**OP recommends APPROVAL of the application. The report was timely filed. Exhibit No. 24**
HPRB:	The staff report is attached to the Applicant's statement, Exhibit No. 23, Tab F.
ANC 1D:	The ANC report was not in the file prior to the completion of this report on Thursday, October 17th.
REQUEST FOR PARTY STATUS:	**NONE**
AFFIDAVIT OF POSTING:	**The property was properly posted and the Affidavit of Posting timely filed. Exhibit No. 22.**

NOTES:

Letter of Authorization, Exhibit No. 6. Self-Certified Application, Exhibit No. 2

The site is located in the Sheridan-Kalorama Historic District.

Letter of Support from Ann Elwan, Exhibit No. 21

The Applicant's attorneys are Christopher Collins and Carolyn Brown (Holland & Knight).