Form 120 – Exhibit 1
(Revised 04/29/02)

Case No. 16999

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections § 3103.2 – Use Variance, § 3103.2 – Area Variance and/or § 3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance – Use Variance Special Exception	Section No(s).
1401 and 1413 P Street, N.W.,	209	1 (801 & 802), part of 2	C-3-A/Arts	Area Variances	772, 773
1502 and 1506 14th Street, N.W.,		(803), 36 (800), 34, 35,			& 776
1510-1520 14th Street, N.W., and		& 57-59 (916), 37 (837),			
1410 Church Street, N.W.		and a portion of a public			
		alley closed by Act 14-608.			

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 28 PM 4:33

Present use(s) of Property:	Vacant and Occupied Commercial Buildings and Vacant Lot
Proposed use(s) of Property:	Apartment House with Ground Floor Retail

Owner of Property:	U.S. Property Development Corp.	**Telephone No.:**	(703) 893-2340
Address of Owner:	650 Massachusetts Avenue, N.W., Washington, D.C. 20001		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of U.S. Property Development Corp., pursuant to 11 DCMR § 3103.2, for a variance from The lot occupancy requirements of section 772, a variance from the residential recreational space requirements of section 773, a variance from the court requirements of section 776 in the C-3-A/Arts District at premises 1401 and 1413 P Street, N.W., 1502 and 1506 14th Street, N.W., 1510-1520 14th Street, N.W. and 1410 Church Street, N.W. (Square 209, Lots 1 800 & 802), part of 2 (803), 36 (800) 34, 35 & 57-59 (916), 37 (837) and a portion of a public alley closed by Act 14-608).

Estimated construction cost	$ 15,800,000.	**Advisory Neighborhood Commission Single-Member District(s)**	2F/01
Date:	January 24, 2003	**Signature:**	Applicant * Esq. AGENT

* *The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.*

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:	Jacques B. DePuy, Esquire and Lyle M. Blanchard, Esquire				
Address:	Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, D.C. 20036				
Phone No.:	(202) 452-1400	**Fax No.:**	(202) 452-1410	**E-Mail:**	jbd@gdllaw.com or lmb@gdllaw.com

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

195407

BZA
Case No. 16999
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 16999
EXHIBIT NO. 2