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

Case No. 17014

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).
2110 M Street, N.W.	71	11, 19, 21, 23, 26-	C-2-C	Area Variances	770.1, 771.2 & 773.3
		28, 801-806, 812, 816, 817			
2150 M Street, N.W.	71	34			

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Present use(s) of Property:	Vacant Land and on Lot 34 a gas station and related retail uses
Proposed use(s) of Property:	Mixed use - residential and retail

Owner of Property:	EastBanc, Inc. (Contract purchaser from 22nd & M Streets Associates, Ltd.)	**Telephone No:**	737-1000
Address of Owner:	1815 Pennsylvania Avenue, N.W., Suite 1100		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of EastBanc, Inc. pursuant to 11 D.C.M.R. § 3103.2 for area variances from the height, FAR and residential recreation space requirements of sections 7701.1, 771.2 and 773.3 of the Zoning Regulations, respectively, to allow the development of a mixed-use, residential/retail project at 2110 M Street, N.W.

Estimated construction cost	$ 30,000,000	**Advisory Neighborhood Commission Single-Member District(s)**	2A02

Date:	March 17, 2003	**Signature:**	Applicant*

* 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*)

BZA Case No. 17014
Exhibit No. 2

Name:	Richard Netter/Jeannine Rustad Zigner				
Address:	Robins, Kaplan, Miller & Ciresi L.L.P., 1801 K Street, N.W., Suite 1200, Washington, D.C. 20006				
Phone No.:	736-2720/2718	**Fax No.:**	223-8604	**E-Mail:**	rbnetter@rkmc.com/jrzigner @rkmc.com

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. 17014
EXHIBIT NO. 2