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

Case No. 17047

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).
33 Patterson St. NE	672	255	C-3-C	Area Variance	2101.1

Present use(s) of Property:	warehouse, maintenance
Proposed use(s) of Property:	entertainment night club

Owner of Property:	33 PST LLC	**Telephone No:**	202 841 1944
Address of Owner:	1828 L St NW Wash DC 20036 c/o Hellman Co.		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Parking variance for conversion of a warehouse building to an entertainment, lounge, night club use. This is consistent with recent DC visions for NoMa as a vibrant new downtown neighborhood. The property is in the New York Avenue Special Assessment District and is paying its share of the new Metro station under construction. It is in an Enterprise Zone.

Estimated construction cost	$1,000,000	**Advisory Neighborhood Commission Single-Member District(s)**	6C04

Date:	6/17/03	**Signature:**	Applicant* Jay - John Hellman

* *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:	JAY HELLMAN				
Address:	1828 L St NW Wash DC 20036				
Phone No.:	202 841 1944	**Fax No.:**	301 983 4556	**E-Mail:**	jay.hellman@alum.mit.edu

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

Case No. 17047
Exhibit No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17047
EXHIBIT NO. 1

Side 2 33 Patterson St. N.E.

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

LEVEL	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE
Lot Area (sq. ft.)	19,378 ☐	N/P	N/P	19,378 ☐	
Lot Width (ft. to the tenth)	200'	N/P	N/P	200'	
Lot Occupancy (building area/lot area)	16,712.32 ☐		19,378 ☐	16,712.32 ☐	
Floor Area Ratio (FAR) (floor area/lot area) @6.5	17,286.57 ☐ (.89)		129,957 ☐ (6.5)	17,286.57 ☐ (.89)	
Parking Spaces (number)	6	106		6	100 (94%)
Loading Berths (number and size in ft.)	1 @ 38 ft.	1 @ 30 ft.		1 @ 38 ft.	
Front Yard (ft. to the tenth)	N/A				
Rear Yard (ft. to the tenth)	∅ ft.	12 ft.		∅ ft.	
Side Yard (ft. to the tenth)	N/A				
Court, Open (width by depth in ft.)	39 ft.	12'		39 ft.	
Court, Closed (width by depth in ft.)	N/A				
Height (ft. to the tenth)	20' 6"		90'	20' 6"	

Jun 13 20 08:48p Edgar Nunley 301 423 3552 p.3