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

Case No. 17063

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).
450 H Street, NW	518	103	DD/C-2-C	Area Variance	2101.1, 2201.1

Present use(s) of Property:	Office		
Proposed use(s) of Property:	Office		
Owner of Property	Jemal's Liggins LLC	**Telephone No:**	(202) 638-6300
Address of Owner:	702 H Street, NW, Suite 400, Washington, DC 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 Jemal's Liggins LLC for area variances from off-street parking and loading requirements in order to continue the use of the existing building for general office use in the DD/C-2-C District, pursuant to §§3103.2, 2101.1 and 2201.1 of the Zoning Regulations at premise address 450 H Street, N.W. (Square 518, Lot 103).

Estimated construction cost	$ N/A	**Advisory Neighborhood Commission Single-Member District(s)**	6C-09
Date:	July 28th, 2003	**Signature:**	Norman M. Glasgow, Jr. 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 to act on his/her behalf shall accompany the notice of application.*

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

Name:	Norman M. Glasgow, Jr. Dennis R. Hughes	Holland & Knight LLP			
Address:	2099 Pennsylvania Avenue, NW, Suite 100, Washington, DC 20006				
Phone No.:	(202) 955 3000	**Fax No.:**	(202) 955 5564	**E-Mail:**	

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

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Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17063
EXHIBIT NO. 2

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 18, 2003

Plat for Building Permit of SQUARE 518 LOT 103

Scale: 1 inch = 10 feet Recorded in Book 175 Page 51

Receipt No. 05938

Furnished to: HOLLAND & KNIGHT

Surveyor, D.C.

By: L.M.A.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

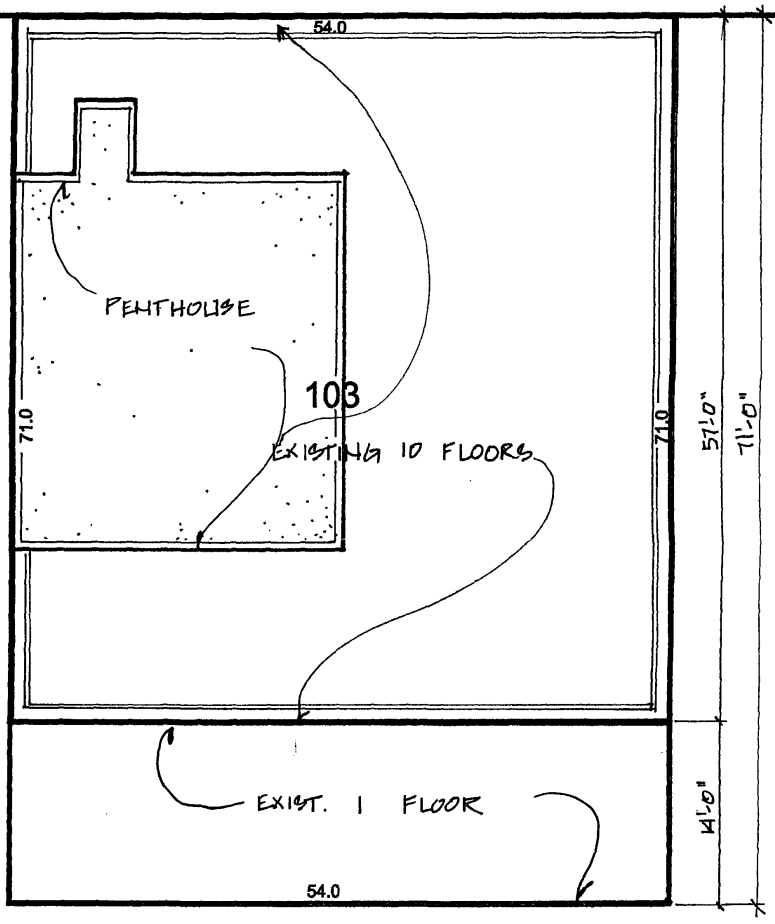
Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

D.C. OFFICE OF ZONING
2003 JUL 29 PM 12:47

H STREET



BZA
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Exhibit No. 3

STATEMENT OF EXISTING AND INTENDED USE

The Subject Property is currently improved with a ten-story building, constructed pursuant to HR/SP-2 zoning in effect at the time of permitting, and special exception and variance relief approved by the BZA in Order No. 14002. The building is occupied as offices by the District of Columbia Youth Services Agency pursuant to Certificate of Occupancy No. CO 28793, issued February 15, 2002. Prior to the Applicant's purchase of the building in 1999, the building had not been occupied nor had the building's interior finishes been completed.

The Applicant proposes to continue the use of the building for office use. Since the building's construction, the Subject Property has been rezoned DD/C-2-C. The Subject Property is subject to the provisions of the DD Overlay, pursuant to §1700.5 of the Zoning Regulations , and as a result of the extensive alterations made to the building to ready it for occupancy. The Applicant plans to provide the required residential use of the DD/C-2-C zoning via combined lot development with the property located at Lot 51, Square 517, pursuant to §1708 of the Zoning Regulations.

WAS1 #1200366 v2

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Exhibit No. 4