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

Case No. 17156

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).
1414 22nd Street, N.W.	48	806	DC/C-2-A	Area Variance	773

Present use(s) of Property:	Office		
Proposed use(s) of Property:	Residential		
Owner of Property	CRP/MR 1414 22nd Street, L.P.	**Telephone No:**	(202) 777-2001
Address of Owner:	c/o Monument Realty LLC, 1155 Connecticut Avenue, N.W., 7th Floor, Washington, DC 20036		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: See attached.

Estimated construction cost	$7 million	**Advisory Neighborhood Commission Single-Member District(s)**	2B-06
Date:	2/23/04	**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 to act on his/her behalf shall accompany the notice of application.*

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

Name:	David W. Briggs, Esquire				
Address:	Holland & Knight LLP, Suite 100, 2099 Pennsylvania Avenue, N.W., Washington, D.C. 20006				
Phone No.:	(202) 828-5001	**Fax No.:**	(202) 955-5564	**E-Mail:**	dbriggs@hklaw.com

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

BZA
Case No. 17156
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17156
EXHIBIT NO. 2

HICKOK WARNER COLE
Architects

LETTER OF TRANSMITTAL

	Holland Knight	Date:	February 25, 2004
	2099 Pennsylvania Ave NW	Project:	1414 22nd St.
	Suite 100	Number:	03108
	Washington, DC 20006		
Attn:	**Jill Cooper**	**Re:**	**BZA drawings**
Tel:	202.955.3000		
Fax:	202-955-5564	CC:	File
From:	Jason Ovalle		
	Hickok Warner Cole Architects		

We are sending: Via Courier

(10) ten color sets of Recreation Space drawings
(11) eleven b&w sets of Recreation Space drawings

Comments:

Jill-
Please see the attached sets of BZA drawings. We will be sending the 9 additional b&w copies later today.

Thanks,
Jason

W:\20003\03108 1414 22nd Street\B. Correspondence\Transmittals (out)\H&K - Cooper 02-25-04.doc
If enclosures are not as noted, kindly notify us at once. Thank you.

1023 31st Street, NW Washington, DC 20007
P 202.667.9776 F 202.667.2260
www.hwc-dc.com