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

Case No. 17158

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).
1101 K Street, N.W.	316	817	DD/C-2-C	Reduction in parking	2108
		818	DD/C-3-C	Reduction in parking	2108

Present use(s) of Property:	Vacant
Proposed use(s) of Property:	Mixed use – office/retail

Owner of Property:	JBG/Rockwood 1101 K, L.L.C.	**Telephone No:**	
Address of Owner:	c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application for a special exception to reduce the parking by twenty-five percent (25%) pursuant to section 2108 of the zoning regulations for a mixed use, office/retail building at 1101 K Street, N.W.

Estimated construction cost	$25,200,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	2F06

Date:	February 26, 2004	**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*)

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

BZA Case No. 17158 Exhibit No. 2

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. 17158
EXHIBIT NO. 2