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

Case No. 17173

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).
2525 Minnesota Avenue, S.E.	5553	804	R-5-A	Special Exception	3104.1/353.1
				Area Variance	2116.1
				Area Variance	402.4
				Area Variance	403.2

Present use(s) of Property:	Vacant		
Proposed use(s) of Property:	Ten (10) Townhouses		
Owner of Property:	2525 Minnesota Avenue, LLC	**Telephone No.:**	(301) 445-5000
Address of Owner:	9316 Piney Branch Road, Suite 106, Silver Spring, MD 20903		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of 2525 Minnesota Avenue, LLC, pursuant to § 11 DCMR 3104.1, under Subsection 353.1 for a special exception, a variance from the off-street parking requirements under Section 2116.1 (8 lots), a variance from the FAR requirements under Section 402.4 (3 Lots), and a variance from the lot occupancy requirements under Section 403.2 (3 Lots) to allow the construction of ten (10) townhouses with thirteen (13) off-street parking spaces in an R-5-A District at premises 2525 Minnesota Avenue, S.E. (Square 5553, Lot 804).

Estimated construction cost	$ 1,100,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	ANC 7A07
Date:	March 29, 2004	**Signature:**	*Applicant ** John Patrick Brown, Esq. V.P.

* *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:	John Patrick Brown, Jr., Esq., Stephanie A. Baldwin, Esq.				
Address:	Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, D.C. 20036				
Phone No.:	(202) 452-1400	**Fax No.:**	(202) 452-1410	**E-Mail:**	jpb@gdllaw.com

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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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BZA
Case No. 17173
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17173
EXHIBIT NO. 2