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

Case No. 17192

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).
Property bounded by Fort Lincoln Drive, NE, 31st Place, NE, South Dakota Ave., NE, 33rd Place, NE and private property	4325	38, 39 & 40	R-5-A	Special Exceptions	353, 2516
" "	4325	38, 39, & 40	R-5-A	Variances	402, 403, 404, 2516.5(b)

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Present use(s) of Property:	Vacant		
Proposed use(s) of Property:	Single Family Town Homes		
Owner of Property:	Redevelopment Land Agency Revitalization Corporation, subsidiary of National Capital Revitalization Corporation, on the behalf of US Department of Housing and Urban Development	**Telephone No.:**	202.530.5750
Address of Owner:	1801 K Street, NW, Suite 1210, Washington, DC 20006		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of National Capital Revitalization Corporation , pursuant to 11 DCMR 3104.1, for special exceptions pursuant to sections 353 and 2516 to construct 209 single family townhomes and the following variances pursuant to 11 DCMR 3103.2: a variance from the requirement that a rear yard have a depth of 20 feet under section 404; a variance from the requirement that lot occupancy not exceed 40% under section 403, a variance from the requirement that the floor area ratio not exceed 0.9 under section 402 and a variance from the requirement under section 2516.5(b) that the front yard set back be equivalent to the required rear yard depth for a theoretical lot.

Estimated construction cost	$ 31,500,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	5A-12
Date:	5/5/07	**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:	Jacques B. DePuy, Esquire and Stephanie A. Baldwin, Esquire				
Address:	Greenstein, DeLorme & Luchs, P.C., 1620 L Steet, NW, Suite 900, Washington, DC 20036				
Phone No.:	202.452.1400	**Fax No.:**	202.452.1410	**E-Mail:**	jbd@gdllaw.com or sab@gdllaw.com

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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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17192

Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.1