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

Case No. 17197

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: Click Here for Application Form 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(s)*	Lot No(s)*	Zoning Districts*	Relief Being Sought*	Section No(s)*
1401 Q Street, NW	208	139	Arts/C-3-A	Area Variance	773.3, 773.8
(1602-4 14th Street, NW)	208	(11, 800, 801)	Arts/C-3-A	Special Exception	1901.1, 1901.6
1401 Q Street, NW	208	139	Arts/C-3-A	Special Exception	771.1, 411.5
1401 Q Street, NW	208	139	Arts/C-3-A	Area Variance	1902.1(a)

Present Use of Property:*	Parking lot		
Proposed Use of Property:*	Apartment building, along with retail on ground floor (Arts Overlay)		
Owner of Property:*	1600 Fourteenth St. Ltd. Partnership	Telephone No.:*	(703)243-7105

Address:*	1410 Scott Street, Suite 764	City:*	Arlington	State:*	DC	Zip:*	22209

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

Application of 1600 Fourteenth Street Limited Partnership, pursuant to 11 DCMR §§3103.2 and 3104.1 for (a) variance to reduce the requirements to provide residential recreation space, (b) special exception to reduce the requirement to dedicate at least 50 percent of the ground floor to service or retail uses the Arts overlay requires and allows for the potential of more than 25 % of the retail frontage along Fourteenth Street to be eating or drinking establishments and, if the variance sought to reduce residential recreation space is not approved to a sufficient degree, (c) a special exception to allow a roof structure whose walls would not be of equal height or have all walls removed from the edge of the building at a distance at least as great as the height of that roof structure and (d) a variance to allow the elevator override to exceed the height limit of roof structures in the Arts/C-3-A zone district.

Estimated Construction Cost:	$8,500,000.00	Advisory Neighborhood Commission Single-Member District(s):*	2F01

Date:*	05/13/2004	Signature:	Douglas J. Patton

* 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:*	Douglas J. Patton c/o Lindsley Williams						
Address:*	2099 Penna. Ave., NW	City:*	Washington	State:*	DC	Zip:*	20006

Phone No.:*	(202)828-1873	Fax No.:	(202)955-5564	E-Mail:	Lindsley.Williams@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. 17197
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17197
EXHIBIT NO. 2