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

Case No. 17246

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).
3700 Georgia Avenue, NW	2900	42,43,805, 806,812,816,	R-4/C-3-A	Area Variance Special Exceptions	773.3 2514.2; 2108.2; 214.1
		817,818,819			

Present use(s) of Property:	Vacant
Proposed use(s) of Property:	Multi-family residential with ground level retail

Owner of Property	Donatelli & Klein	**Telephone No:**	(301) 654-0700
Address of Owner:	7200 Wisconsin Avenue, Suite 310, Bethesda, Maryland 20814		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of Donatelli & Klein, on behalf of the District of Columbia, pursuant to 11 DCMR §§3103.2 and 3104.1, for a variance from the residential recreation space requirements (§773) and special exception relief to extend the provisions of a less restrictive district into a more restrictive district (§2514.2), to permit a twenty-five percent parking reduction for the retail uses (§2108.2) and to permit accessory parking spaces serving residential and commercial uses in the R-4 zone district (§214) in order to construct a multi-family residential development with ground level retail at premises Georgia Avenue, NW (Square 2900, Lots 42, 43, 805, 806, 812, 816, 817, 818, and 819).

Estimated construction cost		**Advisory Neighborhood Commission Single-Member District(s)**	4C-06
Date:	October 1, 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 to act on his/her behalf shall accompany the notice of application.***

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

Name:	Norman M. Glasgow, Jr., Esquire				
Address:	Holland & Knight LLP, Suite 100, 2099 Pennsylvania Avenue, N.W., Washington, D.C. 20006				
Phone No.:	(202) 419-2460	**Fax No.:**	(202) 955-5564	**E-Mail:**	nglasgow@hklaw.com

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

DEVELOPMENT

BZA
Case No. 17246
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 21