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

Case No. 17260

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).
2224 R Street, N.W.	2512	13	D/R-3	Special Exception	203.10

Present use(s) of Property:	Vacant
Proposed use(s) of Property:	Single Family Dwelling with Bed & Breakfast Home Occupation

Owner of Property	2224 R Street LLC	**Telephone No:**	
Address of Owner:	7528 Morningside Drive, N.W., Washington, D.C. 20012		

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

Hearing Notice:	Application of 2224 R Street, LLC, pursuant to 11 DCMR Section 3104.1, for a special exception to establish a 10-room Bed and Breakfast as a home occupation under Section 203.10, and modifications under Section 203.10(b) to allow 10 sleeping rooms (section 203.8(c)(1)) and to allow more than 8 clients/customers on the premises in any one hour period (Section 203.4(m)), in the D/R-3 District at 2224 R Street, NW (Square 2512, Lot 13).

Estimated construction cost	$	**Advisory Neighborhood Commission Single-Member District(s)**	ANC 2D/02
Date:	10/15/04	**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:	Christopher H. Collins Carolyn Brown				
Address:	Holland & Knight LLP, 2099 Pennsylvania Avenue, NW, Suite 100, Washington, DC 20006				
Phone No.:	(202) 955-3000	**Fax No.:**	(202) 955-5564	**E-Mail:**	

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. 17260

EXHIBIT NO. 1