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

Case No. 17282

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).
3101-3103 Rhode Island Avenue NE	4308	45	C-2-A	Special Exception to enlarge a gasoline service station Special Exception for a fast food restaurant	§ 3104.1 § 726.1 § 733.1 § 2302
Present use(s) of Property:	Gasoline service station & mini-mart food store (due to open by Dec 31, 2004)				
Proposed use(s) of Property:	Same as above, plus an adjoining structure to accommodate a fast food restaurant				

Applicant:	DAG Real Estate Holding Company LLC	**Telephone No.:**	(703) 750-6810
Address of Applicant:	4124 Fessenden Street NW, Washington, DC 20016		
Owner of Property:	DAG Real Estate Holding Company LLC	**Telephone No.**	(703) 750-6810
Address of Owner:	4124 Fessenden Street NW, Washington, DC 20016		

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC -7 PM 2:57

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

Application of DAG Real Estate Holding Company LLC, pursuant to 11 DCMR §§ 3104.1 for a special exception under §§726.1 & 2302 to enlarge a gasoline service station at 3101-3103 Rhode Island Avenue NE by adding a 2,325-sf adjoining structure and for a special exception under §§733.1 for use of the adjoining structure as a fast food restaurant.

Estimated construction cost:	$ 200,000	**Advisory Neighborhood Commission Single-Member District(s)**	5A-11
Date: 12/2/04		**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 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*)

BZA Case No. 17282 Exhibit No. 1

Name:	John Ray, Counsel to the Applicant				
Address:	Manatt, Phelps & Phillips, 700 12th Street N.W., 11th Floor, Washington, D.C. 20005				
Phone No.:	(202) 585-6565	**Fax No.**	(202) 585-6600	**E-Mail:**	jray@manatt.com

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. 17282
EXHIBIT NO. 1