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

Case No. 17302

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)*
2750 14th St., N.W.	2667	73	C-2-B	Area Variance	770.1

Present Use of Property:*	Vacant land		
Proposed Use of Property:*	Mixed use commercial/residential/off-street parking		
Owner of Property:*	Non-Profit Community Development Corporation of DC	**Telephone No.:***	202-861-5839

Address:*	1330 New Hampshire Ave., NW, Suite 111	**City:***	Washington	**State:***	District of Columbia	**Zip:***	20036

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

Variance from Section 770.1, the maximum allowed height for a structure.

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Estimated Construction Cost:	$7,800,000	**Advisory Neighborhood Commission Single-Member District(s):***	1B08
Date:*	February 4, 2005	**Signature:**	

* 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:*	Walter Johnston, of Non-Profit Community Development Corp.						
Address:*	1330 New Hampshire Ave., NW, Suite 111	**City:***	Washington	**State:***	District of Columbia	**Zip:***	20036
Phone No.:*	202-861-5839	**Fax No.:**	202-861-1240	**E-Mail:**	npcdcofdc@aol.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. 17302
EXHIBIT NO. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17302
EXHIBIT NO. 1

Form 135 — Side 2

2750 4th St., N.W.

INSTRUCTIONS Lot 73 in Square 2667

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on Form 135. All certification forms must be completely filled out (front **and** back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	24,000	N/P	N/P	24,000	—
Lot Width (ft. to the tenth)	N/P	N/A	N/A	150.0'	—
Lot Occupancy (building area/lot	N/P	N/A	80% Res. 100% Comm.	55% Res. & Comm.	—
Floor Area Ratio (floor area/lot area)	N/A	N/A	(3.5) Max. 84,000 SF GFA	(3.49) 83,800 SF GFA	—
Parking Spaces (number)	N/A	19 - Resid. 13 - other 32 - Total	N/A	N/A	—
***Loading* Berths (number and size**	N/A	1 @ 55' LB 1 @ 30' LB 10x20 SB 300 SF Platform	N/A	N/A	—
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	—
Rear Yard (ft. to the tenth)	N/A	11'-3"	N/A	23'-0"	—
Side Yard (ft. to the tenth)	N/A	N/A	—	—	—
Court, Open (width by depth	N/A	N/A	—	—	—
Court, Closed (width by depth	N/A	—	—	—	—
Height (ft. to the tenth)	N/A	N/A	65.0'	74.25'	ASKING FOR 9.25' (14.2 %)