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

Case No. 17322

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).
2501 Pennsylvania Avenue, N.W.	14	73	C-2-C/R-5-B	Special exceptions	411.11 and 2514.2
				Area variances	771.2, 772.1, 774.1, 773.3 and 776.3

Present use(s) of Property:	Vacant parcel/historic facades		
Proposed use(s) of Property:	Condominium building with ground floor retail.		
Owner of Property	Intrepid 2501 Acquisition, LLC	**Telephone No:**	(202) 625-0200
Address of Owner:	1720 Eye Street, N.W., Suite 500, Washington, D.C. 20006		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of Intrepid 2501 Acquisition, LLC, pursuant to 11 DCMR §§ 2514, 3104.1 and 3103.2, for a special exception under § 2514.2 to allow the regulations applicable to that portion of a lot located in a less restrictive use district to be extended to that portion of the lot in a more restrictive use district, a special exception from the roof structure setback requirement (§411.11), a variance from the allowable percentage of lot occupancy provision (§ 772.1), a variance from the residential recreation space provision (§ 773.3), a variance from the rear yard requirement (§774.1), a variance from the floor area ratio provision (§ 771.2), and a variance from the court width provision (§ 776.3) for construction of mixed-use residential/retail building in the C-2-C and R-5-B district at premises 2501 Pennsylvania Avenue, N.W. (Square 14, Lot 73).

Estimated construction cost	$16,100,000	**Advisory Neighborhood Commission Single-Member District(s)**	2A02
Date:	3/11/05	**Signature:**	Chris Collins / 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				
Address:	Holland & Knight LLP Suite 100 2099 Pennsylvania Avenue, NW Washington DC 20006				
Phone No.:	202-457-7841	**Fax No.:**	202-955-5564	**E-Mail:**	chris.collins@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. 17322
Exhibit No. 2

Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 2