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

Case No. 17347

# 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<br>Area Variance – Use Variance<br>Special Exception | Section No(s). |
|---|---|---|---|---|---|
| 1209-11 13th Street, N.W. | 281 | 8 and 26 | R-5-E | Area Variance | §§ 403.2 and 2001.3 |
| | | | | Special Exception | § 411 |
| | | | | | |
| | | | | | |
| | | | | | |

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 15 PM 4:03

| | |
|---|---|
| **Present use(s) of Property:** | Retail |
| **Proposed use(s) of Property:** | Residential |

| | | | |
|---|---|---|---|
| **Owner of Property** | 13th Street Lofts, LLC | **Telephone No:** | (301) 657-5405 |
| **Address of Owner:** | c/o Ellis Denning, 1300 Piccard Drive, Suite L1, Rockville, MD 20850 | | |

**Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:** Application of 13th Street Lofts, LLC, pursuant to section 3103, for a variance from the lot occupancy provisions of section 403, and pursuant to section 3104, for a special exception from the roof structure provisions of section 411, to allow construction of an addition to a non-conforming structure pursuant to section 2001.3, at premises address 1209-11 13th Street, N.W. (Square 281, Lots 8 and 26).

| | | | |
|---|---|---|---|
| **Estimated construction cost** | | **Advisory Neighborhood Commission Single-Member District(s)** | 2F04 |
| **Date:** | April 15, 2005 | **Signature:** | Mary Carolyn Brown, 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:** | Mary 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:** | carolyn.brown@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. 17347
Exhibit No. 2

2005 APR 15 PM 3:57
D.C. OFFICE OF ZONING

Board of Zoning Adjustment
District of Columbia
CASE NO. 17347
EXHIBIT NO. 2