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

Case No. 17375

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)*
1020 Monroe Street, NW	2840	0820	C-2-A	Area Variance	770.1 & 771.2

Present Use of Property:*	Commercial Mixed Use - Retail/Residential						
Proposed Use of Property:*	Commercial Mixed Use - Retail Residential						
Owner of Property:*	Hope 7 Monroe Street LP			Telephone No.:*	(202)234-1730		
Address:*	3423 11th Street, NW	City:*	Washington	State:*	DC	Zip:*	20010

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

Pursuant to Section 3103.2, Hope 7 Monroe Street LP is seeking area variances for relief in height restriction (770.1) and FAR restriction (771.2) for a proposed redevelopment of a commercial mixed use property located at 1020 Monroe Street, NW.

Estimated Construction Cost:	$2,800,000.00	Advisory Neighborhood Commission Single-Member District(s)*	1A07
Date:*	05/23/2005	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:*	Sean M. Pichon of PGN Architects						
Address:*	1820 Jefferson Place, NW	City:*	Washington	State:*	DC	Zip:*	20036
Phone No.:*	(202)822-5995	Fax No.:	(202)822-0908	E-Mail:	s.pichon@pgnarchitects.com		

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY 27 AM 9:46

BZA
CASE No. 17375
EXHIBIT No. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17375
EXHIBIT NO. 1