

**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).     |
|----------------------------------|--------|------------|------------------|--------------------------------------------------------------------------|--------------------|
| 2329 & 2335 Champlain Street, NW | 2563   | 103, 816   | RC/R-5-B         | <u>Variance</u>                                                          | 2001, 402.4, 406.1 |
|                                  |        |            |                  | <u>Special Exception</u>                                                 | 1403.1             |
|                                  |        |            |                  |                                                                          |                    |
|                                  |        |            |                  |                                                                          |                    |
|                                  |        |            |                  |                                                                          |                    |

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Present use(s) of Property: Vacant Retail and Office Use

Proposed use(s) of Property: Residential

Owner of Property: King's Creek LLC Telephone No: 202 232 1891

Address of Owner: 3411 Oakwood Terrace, NW Washington DC 20010

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

Hearing Notice: Application of King's Creek LLC pursuant to 11 DCMR 3104.1 and 3103.2 for special exception relief to allow a building height of 50 feet in the Reed Cooke Overlay pursuant to §1403.1, variance relief from §2001 to permit an addition to a non-conforming structure, variance relief from §402.4 to permit an FAR of 2.66, and variance relief from §406.1 to permit an open court measuring 16' in width, for an addition to a non-conforming structure and conversion of the property to a residential use at the premises 2329 & 2335 Champlain Street, NW (Square 2563, Lots 103 and 816).

Estimated construction cost: \$6,000,000 Advisory Neighborhood Commission Single-Member District(s): ANC 1C-07

Date: 9/12/05 Signature: Christopher Collins / Thomas J. Carroll

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 / Thomas J. Carroll

Address: Holland & Knight LLP Suite 100 2099 Pennsylvania Avenue, NW Washington DC 20006

Phone No.: 202-955-3000 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. **17431**  
Exhibit No. **2**

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 17431  
EXHIBIT NO. 2