

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
2516	65, 66	R-3	2D02

Address of Property: 2201 R Street, NW

ZONING INFORMATION

Relief from section(s): Subtitle U § 201

Type of Relief: Use Variance

Brief description of proposed project: The Applicant proposes to renovate the Existing Building to provide six residential units. There is no proposed expansion of the Existing Building’s footprint, nor is there any increase to the Existing Building’s gross floor area.

Present use of Property: The Property is improved with a vacant, four-story structure.

Proposed use of Property: The Applicant proposes a six-unit residential use at the Property.

CONTACT INFORMATION

Owner Information

Name: Paramount Estate Limited Liability Company (c/o Abdul Khan)

E-mail: akhan5000@yahoo.com

Address: 4820 Northaven Road Dallas, TX 75229-4229

Phone No.s: (202)862-5978

Phone No. Alternate: (202)862-5978

Authorized Agent Information

Name: Kyrus L. Freeman

E-mail: kyrus.freeman@hklaw.com

Address: 800 17th Street NW Washington, DC 20006

Phone No.s: (202)862-5978

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WAIVERS

- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Grand Total			1040

SIGNATURE

Date

Kyrus L. Freeman

3/30/2026