



**BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA**



**FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 – Area/Use 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).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1803 Rhode Island Avenue, N.E.	4209	5	MU-4	Area Variance	G-§101.5, C-§901
				Special Exception	U-§512.1(d)(3), C-§1500.3
					C-§703, G-§1201

Present use(s) of Property:	One Story Restaurant		
Proposed use(s) of Property:	2-Story commercial building with cellar level and penthouse habitable space		
Owner of Property:	Addisleigh Park Washington Properties, LLC	Telephone No:	
Address of Owner:	1335 Vermont Avenue, N.W., Washington, D.C. 20005		
Single-Member Advisory Neighborhood Commission District(s):	ANC 5C07		

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

Application of Addisleigh Park Washington Properties, LLC for special exception relief pursuant to 11 DCMR Subtitle X §901, for a prepared food shop under Subtitle U-§512.1(d)(3), a penthouse rooftop bar under Subtitle C §1500.3, off-street parking under Subtitle C §703 and rear yard requirements under Subtitle G §1201 and area variance relief pursuant to Subtitle X §1001 for FAR under Subtitle G §101.5 and loading under Subtitle §901 for construction of a two-story commercial building with cellar level and penthouse habitable space in the MU-4 zone at premises 1803 Rhode Island Avenue, N.E. (Square 4209, Lot 5).

**EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)**

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to §209.1, or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date:	3/11/19	Signature*:	<i>Lyle M. Blanchard</i>
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Lyle M. Blanchard, John Patrick Brown, Jr.	E-Mail:	lmb@gdllaw.com, jpb@gdllaw.com
Address:	Greenstein DeLorme & Luchs, P.C. - 1620 L Street, N.W., Suite 900, Washington, D.C. 20036		
Phone No(s).:	(202) 452-1400	Fax No.:	(202) 452-1410

\* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

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

FOR OFFICIAL USE ONLY

**Exhibit No. 1**

**Case No.** \_\_\_\_\_ **Board of Zoning Adjustment**

District of Columbia

CASE NO.20014

EXHIBIT NO.3