



**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
611-627 K Street and 616-640 New York Avenue, NW	451	2, 3, 4, 31, 801,	DD/C-2-C	Special Exception	411.11/771.1; 2108.1
		806, 807, 810, 811,		Area Variance	1701.7
		820, 821, 824,			
		825, 826, & 830			

Present use(s) of Property: Under-utilized commercial buildings, abandoned houses, and vacant lots

Proposed use(s) of Property: Office building with ground floor retail and below grade parking

Owner of Property: Various Telephone No: 202.638.6300

Address of Owner: 702 H Street, NW, Suite 400, Washington, DC, 20001

Single-Member Advisory Neighborhood Commission District(s): ANC 2C03

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

Application of the Association of American Medical Colleges (i) pursuant to 11 DCMR §3104.1 for special exception relief under 11 DCMR §§ 771.1 and 411.11 relating to penthouse setback requirements, and 11 DCMR § 2108.1 relating to the minimum number of required parking spaces, and (ii) pursuant to 11 DCMR §3103.2 for variance relief from 11 DCMR § 1701.7 relating to required setbacks for buildings fronting on Mount Vernon Square, in order to construct new a new office and retail building with below grade parking

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:	8/3/2011	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Jeffrey C. Utz	E-Mail:	jutz@goulstonstorrs.com
Address:	Goulston & Storrs, 1999 K Street, NW, 5th Floor, Washington, D.C. 20006		
Phone No(s).:	202.721.1132	Fax No.:	202.721.0532

* 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.

18281

Board of Zoning Adjustment
District of Columbia
CASE NO.18281
EXHIBIT NO.1

August 3, 2011

VIA HAND DELIVERY

Meredith Moldenhauer, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

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Re: American Association of Medical Colleges – BZA Application for Square 451, Lots 2, 3, 4, 31, 801, 806, 807, 810, 811, 820, 821, 824, 825, 826, and 830 (the “Property”) – Special Exception and Variance Application

Dear Chairperson Moldenhauer and Members of the Board:

Please accept for filing the enclosed application of American Association of Medical Colleges (the “**Applicant**”) for special exception and variance relief in order to construct an approximately 289,000 office and retail building at the Property (the “**Project**”). In order to implement the Project, the Applicant is seeking (i) special exception relief under § 411.11 and 771.1 from the roof structure setback requirement and under § 2108.1 from the number of parking spaces requirement, and (ii) variance relief for the setback of roof structures fronting on Mount Vernon Square (§ 1701.7).

The application package includes the following materials:

- BZA Form 120, Application.
- BZA Form 135, Self Certification (Tab 1).
- Sanborn plats with Property outlined in red (Tab 2).
- Zoning map with Property outlined in red (Tab 3).
- Building Plat, prepared by the D.C. Surveyor, showing the footprint of the existing and proposed structures on the Property (Tab 4).
- Authorization Letters authorizing this application (Tab 5).

Board of Zoning Adjustment – Square 451
August 3, 2011

- The preliminary statement of the applicant satisfying the burden of proof, including the statement of existing and intended use of the Property (Tab 6).
- Existing and proposed plans for the Project (Tab 7).
- Photographs of the Property (Tab 8).
- List of all tenants on the Property (Tab 9).
- List of names and mailing addresses (including mailing labels) of the owners of all property within 200 feet of the boundaries of the Property (Tab 10)
- BZA Form 126, Fee Calculator (Tab 11).
- Checks payable to the DC Treasurer in the amounts of \$4,264 for the application's filing fee.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1132. Thank you for your attention to this application.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Jeff C. Utz

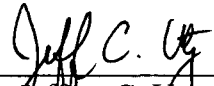
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Enclosures

cc: Bernard Jarvis
Mark Wood
Scott Kaufmann

Certificate of Service

I certify that on August 3, 2011, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

Jennifer Steingasser (2 copies)
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

ANC 2C (4 copies)
PO Box 26182, Ledroit Park Station
Washington, DC 20001

Doris Brooks – ANC 2C03
612 Emmanuel Ct.NW #204
Washington, DC 20001

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