



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
2055 L Street, NW	100	121	C-3-C	Area Variance	2101
		2005 - 2010		Special Exception	774

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Present use(s) of Property:	office use and switch gear equipment		
Proposed use(s) of Property:	office use and switch gear equipment		
Owner of Property:	AMGR 2055 L Owner, L.L.C.	Telephone No:	(202) 777-0162
Address of Owner:	c/o Monument Realty, 1700 K Street, NW, Suite 600, Washington, DC 20006		
Single-Member Advisory Neighborhood Commission District(s):	ANC 2A02		

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

Application of AMGR 2055 L Owner, L.L.C., pursuant to 11 DCMR §§ 3103.2 and 3104.1, for variance relief from the parking requirements under section 2101 and special exception relief from the rear yard requirements under section 774, to permit the expansion of an existing office and switch gear building through the acquisition of transferable development rights in the C-3-C District at premises 2055 L Street, N.W. (Record Lot 121, Condo Lots 2005-2010, in Square 100).

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:	8/5/11	Signature*:	Christine Shiker
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Christine Shiker, Holland & Knight	E-Mail:	christine.shiker@hklaw.com
Address:	2099 Pennsylvania Avenue, NW, Washington, DC 20006		
Phone No(s):	202-457-7167	Fax No.:	202-955-5564

* 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.

18284

Board of Zoning Adjustment
District of Columbia
CASE NO 18284
EXHIBIT NO.1

Holland & Knight

2099 Pennsylvania Avenue, N.W., Suite 100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Christine Moseley Shiker
202.457.7167
christine.shiker@hklaw.com

August 5, 2011

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

Re: Application for Special Exception and Variance Relief
2055 L Street, NW

Dear Members of the Board:

On behalf of the AMGR 2055 L Owner, L.L.C., we are filing herewith one original and twenty copies of an application and supporting materials requesting approval of special exception and variance relief for the above-referenced property. Enclosed are the following materials:

- A completed BZA Form 120
- A filing fee totaling \$2,600 and completed BZA Form 126 (Fee Calculator);
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Certificates of occupancy for the subject property;
- Letters from the property owners authorizing Holland & Knight LLP to file the application;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;

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- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format (2 sets);
- A building plat showing the subject property and development;
- Four (4) photographs of the subject property; and
- Architectural drawings illustrating the project.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application at the soonest available time.

Sincerely,

HOLLAND & KNIGHT LLP



Christine Moseley Shiker

Enclosures

cc:	Joel Lawson, Office of Planning	(Via Hand Delivery; w/enclosure)
	Martin Parker, DDOT	(Via Hand Delivery; w/enclosure)
	Advisory Neighborhood Commission 2A	(Via US Mail; w/enclosure)