



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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 1045 Wisconsin Ave N.W. | 1189   | 830        | W-1              | Area Variance                                      | 2001.3, 930.1, 931.2, 932.1, 933.2                                                       |
|                         |        |            |                  |                                                    |                                                                                          |
|                         |        |            |                  |                                                    |                                                                                          |
|                         |        |            |                  |                                                    |                                                                                          |

Present use(s) of Property: Telephone switch

Proposed use(s) of Property: Mixed use; Residential (up to 9 units), Retail, Telephone Switch to remain, and associated parking.

Owner of Property: EastBanc, Inc. (contract purchaser), as agent for Verizon  
Washington, DC Inc.

Telephone No: (202) 737-1000

Address of Owner: 3307 M Street N.W., Suite 400

Single-Member Advisory Neighborhood Commission District(s): 2E05

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

Application for variance from the requirements of §§ 2001.3 (addition to non-conforming structure), 930.1 (building height), 931.2 (floor area ratio), 932.1 (lot occupancy), and 933.2 (rear yard setback) of the Zoning Regulations to allow the construction of an addition to an existing telephone switch building at 1045 Wisconsin Avenue, N.W.

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\*: 

To be notified of hearing and decision (Owner or Authorized Agent\*):

Name: Kinley R. Bray, Esq. Arent Fox LLP E-Mail: bray.kinley@arentfox.com

Address: 1050 Connecticut Avenue, N.W. Washington DC 20036

Phone No(s): (202) 857-6000

Fax No.: (202) 857-6395

\* 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

Board of Zoning Adjustment  
District of Columbia

Exhibit No. 1

Case No. 18285  
CASE NO. 18285  
EXHIBIT NO. 1

RECEIVED  
D.C. OFFICE OF ZONING

2011 AUG -8 AM 11:43

**Arent Fox**

August 5, 2011

BY HAND

Meridith Moldenhauer, Chair  
Board of Zoning Adjustment  
441 Fourth Street N.W., Suite 210 S  
Washington DC 20001

**Kinley R. Bray**

Attorney  
202.715.8572 DIRECT  
202.857.6395 FAX  
bray.kinley@arentfox.com

**Reference Number**  
**029604.00030**

Re: Application of Verizon Washington D.C./Eastbanc, Inc. for Area Variances at 1045 Wisconsin Avenue, N.W. (Lot 830, Square 1189) (the "Property")

Dear Chairperson Moldenhauer and Members of the Board:

Enclosed for filing is an original and twenty (20) copies of an application for area variance relief to allow construction of a residential and retail addition to an existing telephone switch building on the Property.

Please let us know whether you require anything further to process this application. We look forward to presenting this case to the board at the earliest available hearing date.

Sincerely,



Kinley R. Bray

Cc: Mary Mottershead, Eastbanc, Inc.  
Robin Bettarel, Eastbanc, Inc.  
Hany Hassan, FAIA, Beyer Blinder Belle  
Jill Cavanaugh, Beyer Blinder Belle  
Advisory Neighborhood Commission 2E  
Bill Starrels, ANC 2E05  
Jennifer Steingasser, Office of Planning  
Joel Lawson, Office of Planning

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