



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
1324 14th Street NW	211	32	ARTS/C-3-A	Area Variance	772.1, 776, 2001.3, 1901.6
				Special Exception	774.2

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:44

Present use(s) of Property: retail

Proposed use(s) of Property: mixed-use residential/commercial

Owner of Property: Beatrice Miller Duke, Trustee

Telephone No:

Address of Owner: 1324 14th Street NW, Washington, DC 20005

Single-Member Advisory Neighborhood Commission District(s): 2F02

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

Pursuant to 11 DCMR §§ 3104.1 and 3103.2 for a variance from the lot occupancy requirements under subsection 772.1, a variance from the closed court requirements under section 776, a variance from the nonconforming structure provisions under subsection 2001.3, a variance from the street frontage limitation on eating/drinking establishments under subsection 1901.6, and a special exception from the rear yard provisions under subsection 774.2 for an addition to and conversion of an existing building to a mixed-use residential building with ground floor retail in the ARTS/C-3-A district at premises 1324 14th Street NW (Square 211, Lot 32).

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: 8/9/11

Signature*: [Signature]

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

Name: John Epting & Cary Kadlecek

E-Mail: jepting@goulstonstorrs.com

Address: Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006

Phone No(s): 202-721-0011

Fax No.:

* 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. 18287
EXHIBIT NO. 1

August 9, 2011

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:44

Re: Application for Special Exception and Variance Relief for 1324 14th Street NW
(Square 211, Lot 32)

Dear Members of the Board:

Enclosed please find one original and 20 copies of an application for special exception and variance relief for the above-referenced property. I have also enclosed a check in the amount of \$5,720 for the applicable filing fee.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary R. Kadlecek

Enclosures
DCDOCS\7057492.1

CERTIFICATE OF SERVICE

I hereby certify that on August 9, 2011, copies of the attached letter and enclosures were delivered via U.S. mail to the following:

D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

ANC 2F
5 Thomas Circle NW
Washington, DC 20005

A handwritten signature in black ink, appearing to read "Cary Kadlecek", is written over a horizontal line.

Cary Kadlecek

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG -9 PM 1:44

CAS RIEGLER REAL ESTATE DEVELOPMENT

1324 14th Street NW

APPLICATION TO THE
DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT FOR
VARIANCE AND SPECIAL EXCEPTION RELIEF