



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
1905-1917 4th Street, NW	237	179, 194, 195	ARTS/C-3-A	Special Exception	411.11, 1902.1(a)
				Area Variance	776.3; 2101.1; 2115.2; 2201.1

Present use(s) of Property:	Retail and service		
Proposed use(s) of Property:	Residential building with ground floor retail and service		
Owner of Property:	14th Street Properties	Telephone No:	
Address of Owner:	146 W. 57th St, #40D, New York, NY 10019		
Single-Member Advisory Neighborhood Commission District(s):	1B02		

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

Application of 1919 14th Street, LLC, on behalf of 14th Street Properties, pursuant to 11 DCMR 3104.1 and 3103.2, for a variance from the court requirements of Section 776.3; a variance from the off-street parking requirements of Section 2101.1; a variance from the compact space requirements of Section 2115.2; a variance from the off-street loading requirements of Section 2201.1; a special exception from the roof structure requirements pursuant to Section 411.11; and a special exception from the roof structure height limitation of Section 1902.1(a) to allow the construction of a new residential building with ground floor retail and service uses in the ARTS/C-3-A District at premises 1905 -1917 14th Street, NW (Square 237, Lots 179, 194 & 195).

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:	9/16/11	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Kyros L. Freeman	E-Mail:	kyros.freeman@hklaw.com
Address:	Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., Suite 100, Washington, D.C. 20006		
Phone No(s):	202-862-5978	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. 18304

Board of Zoning Adjustment
District of Columbia

CASE NO.18306

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

Kyrus Lamont Freeman
(202) 862-5978
kyrus.freeman@hklaw.com

OFFICE OF ZONING
2011 SEP 21 PM 12:02

September 21, 2011

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: **BZA Application – 1905-1917 14th Street, N.W.**
(Square 237, Lots 179, 194, and 195)

Dear Board Members:

On behalf of 1919 14th Street, LLC, as developer and authorized agent of 14th Street Properties, the owner of property located at 1905 - 1917 14th Street, N.W. (Square 237, Lots 179, 194, and 195), we submit an application and supporting materials requesting approval of a variance from the court requirements of Section 776.3; a variance from the off-street parking requirements of Section 2101.1; a variance from the compact space requirements of Section 2115.2; a variance from the off-street loading requirements of Section 2201.1; a special exception from the roof structure requirements pursuant to Section 411.11; and a special exception from the roof structure height limitation of Section 1902.1(a) to allow the construction of a new residential building with ground floor retail and service uses in the ARTS/C-3-A District at 1905 - 1917 14th Street, N.W. (Square 237, Lots 179, 194, and 195). Enclosed are the following materials:

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$9,360.00;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Authorization letters from 14th Street Properties and 1919 14th Street, LLC authorizing Holland & Knight LLP to file this application;
- A preliminary 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;
- 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;
- Photographs of the subject property;
- A building plat showing the boundaries and dimensions of the subject property and the proposed improvements; and
- Architectural Plans and Elevations.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Kyrus L. Freeman
Kyrus L. Freeman

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 1B

2011 SEP 21 PM 12:02
OFFICE OF ZONING