



**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
1474 Columbia Road, NW	2669	825	D/R-5-B	Special Exception	205.1
				Special Exception	209.1

Present use(s) of Property:	Residential building				
Proposed use(s) of Property:	Residential building with community serving uses on ground floor				
Owner of Property:	Jubilee Housing, Inc.			Telephone No:	202.299.1246
Address of Owner:	1640 Columbia Road NW, Washington, DC 20009				
Single-Member Advisory Neighborhood Commission District(s):	ANC 1A03				

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

Applicant seeks to renovate existing residential building for residential and community serving uses, which will require special exception relief under 11 DCMR Sections 205.1 and 3104.1 for child development center use and special exception relief under 11 DCMR Sections 209.1 and 3104.1 for community service center use

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:	9/22/11	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Jeff Utz, Esq.	E-Mail:	jutz@goulstonstorrs.com
Address:	1999 K Street, NW, Suite 500, Washington, D.C. 20007		
Phone No(s):	202.721.1132	Fax No.:	202.263.0532

* 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. 18309

Board of Zoning Adjustment
District of Columbia
CASE NO.18309
EXHIBIT NO.1

Jeff C. Utz
Associate
jutz@goulstonstorrs.com
202-721-1132 Tel
202-263-0532 Fax

September 27, 2011

VIA HAND DELIVERY

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

2011 SEP 27 PM 2:05
OFFICE OF ZONING

**Re: Jubilee Housing, Inc. – BZA Application for 1474 Columbia Road,
N.W. (Square 2669, Lot 825) (the “Property”) – Special Exception
Application**

Dear Chairperson Moldenhauer and Members of the Board:

Please accept for filing the enclosed application of Jubilee Housing, Inc. (the “**Applicant**”) for special exception relief in order to renovate the four (4) story building at the Property with residential and community-serving uses (the “**Project**”). The Applicant is seeking (i) special exception relief pursuant to 11 DCMR §§ 205.1 and 3104.1 to use a portion of the basement level of the Property as a child development center, and (ii) special exception relief pursuant to 11 DCMR §§ 209.1 and 3104.1 to use a portion of the basement level of the Property as a community service center, in order to restore the building and create community-serving uses at the Project.

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).

Board of Zoning Adjustment – 1474 Columbia Road, NW
September 27, 2011

- Authorization Letter authorizing this application (Tab 5).
- The preliminary statement of the applicant, including the statement of existing and intended use of the Property (Tab 6).
- Existing and proposed plans for the Project, including photographs of the Property (Tab 7).
- The current Certificate of Occupancy related to the Property (Tab 8).
- 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 9).
- BZA Form 126, Fee Calculator (Tab 10).
- Checks payable to the DC Treasurer in the amount of \$4,200 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,

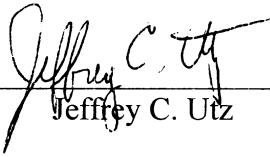
A handwritten signature in black ink, appearing to read "Jeff C. Utz". The signature is stylized with a large "J" and a cursive "Utz".

Jeff C. Utz

Enclosures

Certificate of Service

I certify that on September 27, 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 1A (11 copies)
1380 Monroe Street, NW, #103
Washington, DC 20010

Sheldon Scott – ANC 1A 03
1400 Irving Street NW 435
Washington, DC 20010