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goulston&storrs
counselors at law

Jeff C. Utz
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202-263-0532 Fax

September 14, 2015

VIA HAND DELIVERY

Lloyd Jordan, Chairman
D C Board of Zoning Adjustment
441 4th Street, N.W., Second Floor
Washington, D C 20001

**Re: BZA Case No. 18309 for 1474 Columbia Road, N.W. (Square 2669,
Lot 44) (the "Property") – Jubilee Housing, Inc. and Jubilee Maycroft
LLC Motion for Minor Modification**

Dear Chairman Jordan and Members of the Board

Please accept for filing the enclosed submission by Jubilee Housing, Inc. and Jubilee Maycroft LLC (collectively, the "**Applicant**") for the approval of a minor modification to plans previously approved at the Property. The Applicant is renovating the four (4) story building at the Property with residential and community-serving uses (the "**Project**")

Specifically, the Applicant is seeking a minor modification to the prior approved (i) special exception relief pursuant to 11 DCMR §§ 205.1 and 3104.1 to use a reduced portion of the ground floor 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 larger portion (equal to the reduction in the size of the child development center) of the ground floor of the Property as a community service center, in order to restore the building and create community-serving uses at the Project.

This application requests a minor modification under Section 3129.2 of the Zoning Regulations. As described in the statement attached as Tab A, the modification does not alter the facts upon which the Board originally granted its approval under the Order. The modified use of the terrace level of the Project – with a decreased child development center footprint and corresponding increase to the community service center use footprint – will not alter the footprint of the building or result in an increase in the square footage devoted to community-serving uses. The modification will allow the Project to finally become a reality.

This package includes the following materials:

Goulston & Storrs PC • Boston • DC • New York • Beijing
1999 K Street, NW • Suite 500 • Washington, DC 20006-1101 • 202-721-0011 Tel • 202-721-1111 Fax • www.goulstonstorrs.com
Board of Zoning Adjustment
District of Columbia
CASE NO. 18309A
EXHIBIT NO. 1

BZA Case No 18309 – 1474 Columbia Road, NW
September 14, 2015

- BZA Form 152, Motion for Minor Modification forms and authorization letter authorizing this submission.
- The statement of the applicant satisfying Section 3129 of the Zoning Regulations, and updating the burden of proof and the statement of existing and intended use of the Property based upon the modified Project (Tab A).
- Approved and proposed, modified plans for the terrace level of the Project (Tab B)
- BZA Form 126, Fee Calculator (Tab C)
- BZA Order No 18309 (Tab D)
- Checks payable to the DC Treasurer in the amounts of \$1,092 00 for the application's filing fee

We believe that the minor modification request is complete and acceptable for filing. If the Board does not deem the application appropriate for a minor modification, the Applicant requests a hearing on the modified elements of the Project at the Board's earliest opportunity.

If you have any questions, please do not hesitate to contact Jeff at (202) 721-1132 or Meghan at (202) 721-1138. Thank you for your attention to this application

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Jeff C Utz



Meghan Hottel-Cox

Enclosures

Certificate of Service

goulston&storrs
counselors at law

I certify that on September 14, 2015, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below


Meghan Hottel-Cox

Karen Thomas (2 copies)
cc Jennifer Steingasser
Office of Planning
1100 4th Street, S W , Suite 650E
Washington, D C 20024

Evelyn J. Israel
District Department of Transportation
Policy, Planning, and Sustainability Administration
55 M Street, SE, DC 20003

ANC 1A (11 copies)
3400 11th Street, N W., Suite 200
Washington, D C 20010

Tom Gordon – ANC 1A 03
1481 Harvard Street N W
Washington, D.C 20009



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 152 – MOTION FOR MINOR MODIFICATION

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.

CASE NO.: 18309

Motion for Minor Modification to: ☒ Final Order ☒ Approved Plan ☐ Amount of Relief ☐ Other _____

Points and Authorities

Below and/or on a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map.

Please see attached statement

CERTIFICATE OF SERVICE

I hereby certify that on this 01 day of September, 2015

I served a copy of the forgoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on

the above referenced BZA case, via: ☒ Mailed letter ☒ Hand delivery ☒ E-Mail ☐ Other _____

Signature:

Print Name: Jim Knight, Executive Manager

Firm/Organization: Jubilee Maycroft LLC

Address: 1640 Columbia Road NW, Washington, DC 20009

Phone No.: 202.299.1240 E-Mail: jknight@jubileehousing.org

To be notified of hearing and decision: (Maker of Motion or Authorized Agent)

In the event an authorized agent files a motion on behalf of the Maker of the Motion, a letter signed by the Maker of the Motion authorizing the agent to act on his/her behalf shall accompany the notice of application, petition, or appeal.

Print Name: Jeff Utz, Esq.

Address: 1999 K Street, NW, Suite 500, Washington, D.C. 20006

Phone No.: 202.721.1132 E-Mail: jutz@goulstonstorrs.com



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 152 – MOTION FOR MINOR MODIFICATION

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.

CASE NO.: 18309

Motion for Minor Modification to:

☒ Final Order

☒ Approved Plan

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I hereby certify that on this

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day of

September

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I served a copy of the foregoing motion or request to each Applicant, Petitioner, Appellant, Party, Intervenor, and the Office of Planning on

the above referenced BZA case via:

☒ Mailed letter

☒ Hand delivery

☐ E-Mail

☐ Other _____

Signature.

Print Name:

Jim Knight, President

Firm/Organization.

Jubilee Housing, Inc.

Address

1640 Columbia Road NW, Washington, DC 20009

Phone No..

202.299.1240

E-Mail

jknight@jubileehousing.org

To be notified of hearing and decision: (Maker of Motion or Authorized Agent)

In the event an authorized agent files a motion on behalf of the Maker of the Motion, a letter signed by the Maker of the Motion authorizing the agent to act on his/her behalf shall accompany the notice of application, petition, or appeal.

Print Name:

Jeff Utz, Esq.

Address

1999 K Street, NW, Suite 500, Washington, D.C. 20006

Phone No..

202.721.1132

E-Mail:

jutz@goulstonstorrs.com

September 9, 2015

Board of Zoning Adjustment
441 4th Street, N W
Room 200
Washington, DC 20001

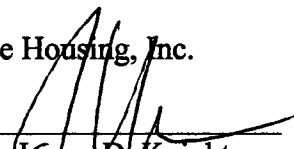
Re: BZA Case No. 18309 - 1474 Columbia Road, N.W. (Square 2669, Lot 044) – Letter of Authorization for Board of Zoning Adjustment Application

Honorable Members of the Board

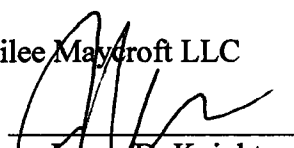
As an owner of the property located at 1474 Columbia Road, N.W (Square 2669, Lot 044) (the “**Property**”), I hereby authorize the law firm of Goulston & Storrs, PC, and the architecture firm of Bonstra Haresign Architects to file a zoning application for a modification to the prior approval at the Property and appear at all proceedings before the Board of Zoning Adjustment concerning the above-referenced application.

Sincerely,

Jubilee Housing, Inc.

By: 
Name: James D. Knight
Title: President

Jubilee Maycroft LLC

By: 
Name: James D. Knight
Title: Executive Manager