



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
1326 & 1334 14th Street, N.W.	211	864 & 867	ARTS/C-3-A	Area Variance	2101.1; 2115.2; 2201.1
				Special Exception	411.11

Present use(s) of Property: Commercial and vacant

Proposed use(s) of Property: Residential with ground floor retail

Owner of Property: Irwin Edlavitch

Telephone No:

301-775-7552

Address of Owner: 2131 K Street, N.W. Suite 200, Washington, DC 20037

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:

Application of 14th Street Apartments, on behalf of Irwin Edlavitch, pursuant to 11 DCMR Sections 3103.2 and 3104.4, for an area variance from the off-street parking requirements under section 2101.1; an area variance from the compact space requirements under section 2115.2; an area variance from the loading requirements under section 2201.1; and a special exception pursuant to Section 411.11 for multiple roof structures with walls of unequal height to allow the construction of a new residential building with ground floor retail use in the ARTS/C-3-A District at premises currently known as 1326 & 1334 14th Street, N.W. (Square 211, Lots 864 & 867).

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:

10/6/11

Signature*:

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

Name: Kyrus L. Freeman, Esq

E-Mail:

kyrus.freeman@hklaw.com

Address: 2099 Pennsylvania Avenue, NW Suite 100 Washington, DC 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.

18313

Board of Zoning Adjustment
District of Columbia
CASE NO. 18313
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

October 6, 2011

Via Hand Delivery

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

RECEIVED
D.C. OFFICE OF ZONING
2011 OCT -6 PM 2:38

Re: **BZA Application – 1326 & 1334 14th Street, N.W. (Square 211, Lots 864 & 867)**

Dear Board Members:

On behalf of 14th Street Apartments and Irwin Edlavitch, as the owner of property located at 1326 & 1334 14th Street, N.W. (Square 211, Lots 864 & 867), we submit an application and materials in support of an application pursuant to 11 DCMR Sections 3103.2 and 3104.1 for an area variance from the off-street parking requirements under §2101.1; an area variance from the compact space requirements under §2115.2; an area variance from the loading requirements under §2201.1; and a special exception pursuant to §411.11 for multiple roof structures with walls of unequal height to allow the construction of a new residential building with ground floor retail use in the ARTS/C-3-A District at the site. Enclosed are the following materials:

- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A plat certified by a D.C. licensed engineer showing the boundaries and dimensions of the structure;
- Architectural Plans and Elevations;
- A statement of existing and intended uses of the subject property;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Photographs of the subject property;

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- 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;
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$5,720.00; and
- Authorization letters from Irwin Edlavitch and 14th Street Apartments authorizing Holland & Knight LLP to file this application.

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

Tori B. Gordon

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 2F

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