



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
900 M Street, S.E.	952	34	C-M-1	Special Exception	802.21
				Area Variance	801.7(a)(iii) & 801.7(a)(iv)(D)

Present use(s) of Property: Vacant/commercial

Proposed use(s) of Property: Animal Boarding and Animal Shelter

Owner of Property: Paramount Investments Inc.

Telephone No: (202) 966-6230

Address of Owner: 4027 Brandywine Street, N.W. Washington, DC 20016-1862

Single-Member Advisory Neighborhood Commission District(s): 6B04

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

Application of Wagtime LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1 for a special exception pursuant to §802.21, and a variance from §801.7(a)(iii) and (a)(iv)(D), to permit an animal boarding and animal shelter use in the C-M-1 District at premises 900 M Street, S.E. (Square 952, Lot 34).

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: 1/23/2012

Signature\*:

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

Name: Kyros L. Freeman, Esq.

E-Mail: kyros.freeman@hklaw.com

Address: 2099 Pennsylvania Avenue, N.W. 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.

18346

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18346  
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

January 25, 2012

*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  
2012 JAN 25 PM 12:25

Re: **BZA Application – 900 M Street, S.E. (Square 952, Lot 34)**

Dear Board Members:

On behalf of Wagtime LLC, as a tenant of property located at 900 M Street, S.E. (Square 952, Lot 34) (the "Site"), we submit an application and supporting materials pursuant to 11 DCMR Sections 3103.2 and 3104.1 for a special exception pursuant to §802.21, and a variance from §801.7(a)(iii) and (a)(iv)(D), to permit animal boarding and animal shelter uses in the C-M-1 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 existing lot;
- A floor plan showing the layout of the proposed uses;
- 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;
- 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 \$2,600.00; and
- Authorization letters from Paramount Investments, Inc. and Wagtime LLC 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

Attachments

cc: Jennifer Steingasser, OP  
Advisory Neighborhood Commission 6B