



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
1250 9th Street NW, 902 N Street NW	368	912, 891	C-2-A	Area Variance	770.1, 2604.1, 2604.2, 2101.1

Present use(s) of Property: vacant building, nursery

Proposed use(s) of Property: mixed-use residential/retail building and separate row dwelling

Owner of Property: CAS Riegler Real Estate Development

Telephone No:

Address of Owner: 1345 S Street NW, Suite 1, Washington, DC 20009

Single-Member Advisory Neighborhood Commission District(s): 2F06

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

Pursuant to 11 DCMR § 3103.2, for a variance from the height requirement under subsection 770.1, a variance from the FAR requirement under subsection 2604.1, a variance from the lot occupancy requirement under subsection 2604.2, and a variance from the off-street parking requirement under subsection 2101.1 for an addition to an existing building for a mixed-use residential building with ground floor retail and the construction of a separate row dwelling in the C-2-A District at premises 1250 9th Street N.W. and 902 N Street N.W. (Square 368, Lots 912 & 891).

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: 2/17/2012

Signature*:

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

Name: John Epting & Cary Kadlec

E-Mail: jepting@goulstonstorrs.com

Address: Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006

Phone No(s): 202-721-0011

Fax No.:

* 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.

18365

Board of Zoning Adjustment
District of Columbia
CASE NO.18365
EXHIBIT NO.1



**Application of CAS Riegler Real Estate Development
for
1250 9th Street NW**

RECEIVED
U.C. OFFICE OF ZONING
2012 FEB 21 PM 2:52

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB 21 PM 2:52

February 21, 2012

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Application for Variance Relief for 1250 9th Street NW & 902 N Street NW
(Square 368, Lots 912 & 891)

Dear Members of the Board:

Enclosed please find one original and 20 copies of an application for variance relief for the above-referenced property. I have also enclosed a check in the amount of \$4,160 for the applicable filing fee.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary R. Kadlecck

Enclosures
DCDOCS\7060436.1

CERTIFICATE OF SERVICE

I hereby certify that on February 21, 2012, copies of the attached letter and enclosures were delivered via messenger to the following:

D.C. Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024

ANC 2F
5 Thomas Circle NW
Washington, DC 20005



Cary Kadlecek