



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
710 Florida Avenue, NW	416	31	Arts/C-2-B	Area Variance	2101/2201 pkg/loading
				Area Variance	774.1 rear yard
				Area Variance	772.1 lot occupancy
and §770.6 roof structures				Special Exception	1903.3 arts st wall

Present use(s) of Property: Retail and parking uses

Proposed use(s) of Property: Mixed use commercial (retail on ground floor) with residential above

Owner of Property: Florida Avenue Residential LLC/JBG

Telephone No:

Address of Owner: 4445 Willard Ave., Suite 400, Chevy Chase, MD 20815-4641

Single-Member Advisory Neighborhood Commission District(s): 1B01

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

Application of Florida Avenue Residential, LLC, pursuant to 11 DCMR 3103.1 for variances from the required standards for rear yard (§774), lot occupancy (§772), parking (§2101) and loading facilities (§2201), and special exception relief pursuant to 11 DCMR §§ 3104 and 1906, from the streetwall requirements of section 1903.3, and the roof structure requirements of § 770.6 to allow the development of a six-story mixed-use residential building with ground floor retail/service uses at premises 710 Florida Avenue, NW, Washington, DC (Square 416, Lot 31).

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: March 13, 2012

Signature*: Mary Carolyn Brown

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

Name: Mary Carolyn Brown

E-Mail: Carolyn.Brown@hklaw.com

Address: 2099 Pennsylvania Avenue, NW Washington, DC 20006

Phone No(s).: 202-862-5990

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. 18375

Board of Zoning Adjustment
District of Columbia
CASE NO.18375
EXHIBIT NO.1

Holland & Knight

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Mary Carolyn Brown
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March 13, 2012

Via Hand Delivery

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

Re: BZA Application – Florida Avenue Residential LLC (The JBG Companies)
(Square 416, Lot 31)

Dear Board Members:

On behalf of Florida Avenue Residential LLC, owner of the above referenced property, we submit herewith an application for a special exceptions and variances in order to develop a mixed-use project in the Arts/C-2-B District at premises address 710 Florida Avenue, N.W., Washington, D.C. (Square 416, Lot 31). The proposed development will provide five floors of residential use above ground-floor retail and service uses. Enclosed are the following materials:

- A completed BZA Form 126 (fee calculator) and corresponding check
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Letter from the property owner authorizing Holland & Knight LLP to file the application;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Architectural drawings;
- Photographs of the subject property;

- A building plat showing the subject property; and
- 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.

We respectfully request that the Board of Zoning Adjustment schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Mary Carolyn Brown

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 1B