



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
2321 4th Street, N.E	3629	808	C-3-A	Area Variance	772 1, 2101 1, 2201 1, 2201 6

Present use(s) of Property Vacant

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

Owner of Property H Street Community Development Corp

Telephone No.

202-544-8353

Address of Owner 501 H Street, N E Washington, DC 20002

Single-Member Advisory Neighborhood Commission District(s) 5C08

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

Application of 2321 4th Street LLC, on behalf of H Street Community Development Corporation, pursuant to 11 DCMR Section 3103 2 for a variance from the lot occupancy requirements of Section 772 1, a variance from the off-street parking requirements of Section 2101 1, a variance from the off-street loading requirements of Section 2201 1, and a variance from the loading berth minimum vertical clearance height requirement of Section 2201 6 to allow the construction of a new residential building with ground floor retail and service uses in the C-3-A District at premises 2321 4th Street, N E (Square 3629, Lot 808)

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

3/2/12

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, N W 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.

18372

Board of Zoning Adjustment
District of Columbia

CASE NO.18372
EXHIBIT NO.1

Holland & Knight

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Kyrus Lamont Freeman
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March 2, 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 – 2321 4th Street, N.E. (Square 3629, Lot 808)**

Dear Board Members

On behalf of 2321 4th Street LLC and H Street Community Development Corporation, the owner of property located at 2321 4th Street, N E (Square 3629, Lot 808) (the "Site"), we submit an application and supporting materials pursuant to 11 DCMR Section 3103.2 for a variance from the lot occupancy requirements of Section 772.1, a variance from the off-street parking requirements of Section 2101.1; a variance from the off-street loading requirements of Section 2201.1, and a variance from the loading berth minimum vertical clearance height requirement of Section 2201.6 to allow the construction of a new residential building with ground floor retail and service uses in the C-3-A District at the Site. Enclosed are the following materials

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$4,160.00,
- Authorization letters from H Street Community Development Corporation and 2321 4th Street LLC authorizing Holland & Knight LLP to file this application,
- A completed BZA Form 120 (application),
- A completed BZA Form 135 (self-certification),
- A preliminary 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,

- Photographs of the subject property,
- A building plat prepared by the D C. Surveyor's office showing the boundaries and dimensions of the existing lot, and the footprint of the proposed new improvements,
- Architectural Plans and Elevations, 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 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 5C

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