



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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 641 S Street, N.W. | 441    | 848        | ARTS/C-2-B       | Special Exception                                  | 770.6 (roof structures)                                                                  |
|                    |        |            |                  | Area Variance                                      | 774.1 (rear yard)                                                                        |
|                    |        |            |                  | Area Variance                                      | 2101.1 (parking)                                                                         |
|                    |        |            |                  |                                                    |                                                                                          |

Present use(s) of Property: vacant historic building

Proposed use(s) of Property: office/retail

Owner of Property: Jemal's Wonder, LLC

Telephone No: (202) 638-6300

Address of Owner: 702 H Street, N.W., Suite 400, Washington, D.C.

Single-Member Advisory Neighborhood Commission District(s): 1B-01

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

Application of Jemal's Wonder, LLC, pursuant to 11 DCMR 3104.1, for a special exception from the roof structure requirements of section 770.6, and for area variances, pursuant to 11 DCMR 3103.2, from the minimum rear yard depth of section 774.1, and the minimum off-street parking requirement of section 2101.1, to allow for alterations and additions to an existing historic landmark in the ARTS/C-2-B District at premises 641 S Street, N.W. (Square 441, Lot 848).

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: 3.14.2012

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: Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., Suite 100, Washington, D.C. 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. 18380

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18380  
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](http://www.hklaw.com)

Mary Carolyn Brown  
(202) 862-5990  
[carolyn.brown@hklaw.com](mailto:carolyn.brown@hklaw.com)

March 15, 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 – Jemal’s Wonder, LLC  
641 S Street, N.W. (Square 441, Lot 848)

Dear Board Members:

On behalf of Jemal’s Wonder, LLC, owner of the above referenced property, we submit herewith an application for a special exception and variances to allow for the renovation of and additions to an existing historic landmark in the Arts/C-2-B District at premises address 641 S Street, N.W., Washington, D.C. (Square 441, Lot 848). The renovated and expanded building will house new commercial office and retail 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 (included with architectural drawings);

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- 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

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