

FOR THE ZONING COMMISSION
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 Sections §3103.2 – Area/Use Variance and/or §3103.2 – 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).	Zoning Districts	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
1629 Corcoran Street, NW	179	71	DC/R-5-B	Special Exception	213
Present use(s) of Property:	Surface Parking Lot				
Proposed use(s) of Property:	Surface Parking Lot				
Owner of Property	Sylvia Kotz Realty Revocable Trust			Telephone No:	301 320 4949
Address of Owner:	88 Stanley Road, Swampscott, MA 01907				
Single-Member Advisory Neighborhood Commission Districts	2B-04				
Written paragraph specifically stating the "who, what, and where of the proposed action(s)." This will serve as the Public Hearing Notice					

Application of Kyung Rhee on behalf of Sylvia Kotz Realty Revocable Trust, pursuant to 11 DCMR §3104.1 for a special exception renewal to permit a surface parking lot under §213 at premises 1629 Corcoran Street, NW (Square 1629, Lot 71).

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: 3/23/12 Signature*: 

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

Name: Dennis R. Hughes E-Mail: dennis.hughes@hklaw.com
Address: Holland & Knight LLP, 2099 Pennsylvania Avenue, NW, Suite 100, Washington, DC, 20006
Phone No(s): (202) 955-3000 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. 18386

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

March 26, 2012

Dennis R. Hughes
202 419 2448
dennis.hughes@hklaw.com

VIA HAND DELIVERY

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

Re: Renewal Application for Special Exception
1629 Corcoran Street, N.W. (Square 179, Lot 71)

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 26 PM 2:55

Honorable Members of the Board:

Enclosed please find an original and 20 copies of application seeking renewal of the approved special exception relief to permit the continued operation of a surface parking lot at 1629 Corcoran Street, N.W., together with supporting materials, as follows:

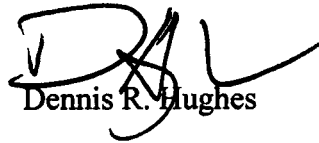
1. completed BZA Application Form 120;
2. completed BZA Form 126 (fee calculator) with corresponding check in the amount of \$520;
3. completed Zoning Self-Certification form (Form 135);
4. authorization letter from the Sylvia Kotz Realty Revocable Trust, the owner of the subject property, authorizing McDonald's USA, LLC, lessee of the property, through its owner/operator Mr. Kyung Rhee, to proceed with the application;
5. authorization letter from Mr. Kyung Rhee to the law firm of Holland & Knight LLP to file and process the application;
6. building plat prepared by the D.C. Surveyor showing the subject property;
7. statement of existing and intended use of the subject property;
8. preliminary statement outlining how the application meets the required burden of proof;

9. site plan for the parking;
10. color photographs of the subject property; and
11. the name and mailing address of each owner of property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format, plus two sets of mailing labels for this list.

We believe the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application at the soonest available time. If you have any further questions, please do not hesitate to contact us. Thank you for your attention to this matter.

Sincerely,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Enclosures

cc: Advisory Neighborhood Commission 2B (via mail)
Jack Jacobson, ANC 2B04 (via hand delivery)
Jennifer Steingasser, Office of Planning (via hand delivery)
Kyung Rhee (via mail)