



**ORE THE BOARD OF ZONING ADJUS. NT
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
1931 9th St NW	393	41	Arts/C-2-B	Area Variance	2101, 2201 pkg/loading
9th St NW and Florida Av NW	393	44, 45	Arts/C-2-B	Area Variance	772.1 lot occupancy
1916-1930 8th St NW	393	46	Arts/C-2-B	Special Exception	770.6 roof structures
1935-1937 9th St NW	393	826	Arts/C-2-B	Special Exception	1903.3 streetwall

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	Telephone No:			
Address of Owner:	4445 WILLARD AVE STE 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 3103.2 and 3104.1, for variances from the parking (§2101), loading (§2201) and lot occupancy (§772.1) provisions, and special exceptions from the roof structure (§ 770.6) and streetwall (§1903.3) requirements to allow the development of a six-story mixed-use residential building with ground floor retail/service uses at premises along Florida Avenue, 8th Street, and 9th Street, N.W., Washington, D.C. (Square 393, Lots 41, 44, 45, 46, and 826).

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:	<i>April 20, 2012</i>	Signature*:	<i>Mary Carolyn Brown</i>
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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

Board of Zoning Adjustment
District of Columbia
CASE NO. 18397
EXHIBIT NO. 1

Exhibit No. 1

Case No. 18397

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Holland & Knight

2099 Pennsylvania Avenue, N.W., Suite 100 | Washington, DC 20006 | T 202.955.3000
Holland & Knight LLP | www.hklaw.com

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2012 APR 24 PM 3:33

Mary Carolyn Brown
(202) 862-5990
carolyn.brown@hklaw.com

April 24, 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 393, Lots 41, 44, 45, 46 and 826)

Dear Board Members:

On behalf of The JBG Companies and Florida Avenue Residential LLC, owners or contract purchasers of the lots cited above, we submit herewith an application for variances and special exceptions in order to develop a mixed-use project in the Arts/C-2-B District at the southeast corner of 9th Street and Florida Ave., N.W. The land proposed for redevelopment extends along the entire Florida Avenue frontage of Square 393, with additional frontage on segments of 8th and 9th Streets, N.W., Washington, D.C. (Square 393, Lots 41, 44, 45, 46, and 826). The proposed development will provide five floors of residential use above ground-floor retail and service uses. Enclosed are the following materials:

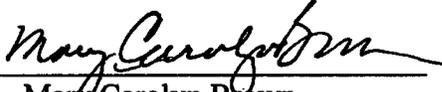
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$7,280.00
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Letters from the property owners authorizing Holland & Knight LLP to file the application;
- A statement explaining how the 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 (as well as for a companion project in adjacent Square 416 on Lot 31), 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