



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
1601 14th Street, NW	0240	0821	Arts/C-3-A	Special Exception	§§ 774 and 3104
Present use(s) of Property:	Vacant				
Proposed use(s) of Property:	Restaurant				
Owner of Property:	1601 14th Street, NW, LLC			Telephone No:	
Address of Owner:	9464 Newbridge Drive, Potomac, MD 20854				
Single-Member Advisory Neighborhood Commission District(s):			2F-01		
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					

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2012 APR 20 PM 12:06

Application of Starr Restaurants, pursuant to 11 DCMR § 3104.1, for a special exception from the rear yard requirements under section 774, to allow a one-story addition to an existing commercial building in the Arts/C-3-A District at premises 1601 14th Street, N.W. (Square 240, Lot 821)

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:	April 20, 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., NW, Suite 100, 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. 18396

Board of Zoning Adjustment
District of Columbia
CASE NO.18396
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

April 20, 2012

MARY CAROLYN BROWN
202-862-5990
carolyn.brown@hklaw.com

VIA HAND DELIVERY

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

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Re: Application for Special Exception
1601 14th Street, N.W. (Square 240, Lot 821)

Dear Members of the Board:

On behalf of the Parc Deux Restaurant Partners, LP, we are filing herewith an application and supporting materials requesting a special exception under section 3104.1 of the Zoning Regulations for relief from the rear yard requirements under section 774.2. Enclosed please find the following materials:

- A completed BZA Form 120;
- A completed BZA Form 126 and filing fee in the amount of \$1,560.00;
- A completed Form 135;
- A statement of existing and intended uses of the subject property;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Architectural drawings showing proposed improvements and walk-in cooler;
- A building plat and survey to mark showing the subject property;
- Letters from the property owner and the Parc Deux Restaurant Partners, LP authorizing Holland & Knight LLP to file the application; and

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- 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 believe that 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.

Sincerely,

HOLLAND & KNIGHT LLP



Mary Carolyn Brown

Enclosures

cc: Jennifer Steingasser, Office of Planning
Advisory Neighborhood Commission 2F

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