

★ ★ ★ 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
1400 Spring Road, NW	2689	0859	C-2-A	Area Variance	§2001.3 (§772.1 & §774.1)
Present use(s) of Property:		Church			
Proposed use(s) of Property:		Multi-family/residential			
Owner of Property:	1400 Spring Road LLC			Telephone No:	(202) 487-4528
Address of Owner:	3265 Prospect St, NW, Washington DC 20007				
Single-Member Advisory Neighborhood Commission District(s):			1A01		
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					
Owner 1400 Spring Road LLC submits an application for area variances, pursuant to 11 DCMR §3103.2, under Section 2001.3 relating to lot occupancy (§772.1) and rear yard (§774.1) requirements to allow the applicant to convert a two-story church to a three-story multi-unit apartment building in a C-2-A District at premises 1400 Spring Road, NW (Square 2689, Lot 0859).					
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:	7/9/2012		Signature*:		
To be notified of hearing and decision (Owner or Authorized Agent*):					
Name:	1400 Spring Road LLC			E-Mail:	rsamuel@1stprinciple.com
Address:	3265 Prospect St. NW Washington DC 20007				
Phone No(s):	(202) 487-4528			Fax No.:	1-866-384-5786
* 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. <u>18442</u>		

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 D.C. OFFICE OF ZONING
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July 9, 2012

VIA Hand Delivery
Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, NW, Second Floor
Washington, DC 20001

Re BZA Application for 1400 Spring Road, NW
Square 2689 Lot 0859 (the "Property") – Area Variance Application

Dear Chairperson Jordan & Members of the Board

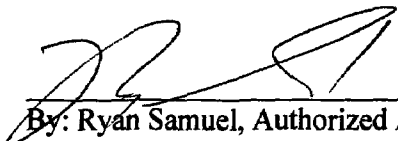
Please accept for filing the enclosed application of 1400 Spring Road LLC (the "Applicant") for variance relief in order to convert an existing church into a multi-family apartment building at the Property (the "Project"). The Applicant is seeking variance relief, pursuant to 11 DCMR §3103.2, from 11 DCMR 2001.3 relating to requirements for lot occupancy (11 DCMR 772.1) and a rear yard (11 DCMR 774.1)

The application package includes the following materials:

- 1 BZA Form 120, Application
- 2 BZA Form 126, Fee Calculator
3. Plat, prepared by the DC Surveyor showing the existing structure on the Property
- 4 The preliminary burden of proof statement
- 5 BZA Form 135, Self Certification
6. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property
- 7 Baist Map with Property outlined
- 8 Zoning Map with Property outlined
9. Existing and proposed plans for the Project, including photographs of the Property

I believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,
1400 Spring Road LLC


By: Ryan Samuel, Authorized Agent