



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
1001 1st Street N.W., 88-98 L Street N.W.	621	861	C-2-A/C-2-C	Special Exception	2116.5
43 K Street N.W.	621	862	C-2-C		
Present use(s) of Property:	Multifamily residential				
Proposed use(s) of Property:	Multifamily residential				
Owner of Property:	SeVerna LLC			Telephone No:	202-223-9785
Address of Owner:	1330 New Hampshire Ave NW Suite 116 Washington DC 20036				
Single-Member Advisory Neighborhood Commission District(s):	ANC 6C 03				

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

Application of SeVerna LLC, pursuant to 11 DCMR § 3104.1, for a special exception under subsection 2116.5 of the Zoning Regulations to allow a portion of the required off-street parking spaces for property located in the C-2-A/C-2-C District at premises 1001 1st Street, N.W./ 88-98 L Street, N.W. (Square 621, Lot 861) to be located to the immediate south of the subject property at premises 43 K Street, N.W. (Square 621, Lot 862).

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:	July 11, 2012	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Kyrus L. Freeman, Esq.	E-Mail:	kyrus.freeman@hklaw.com
Address:	2099 Pennsylvania Avenue, N.W., Suite 100, Washington DC 20006		
Phone No(s):	202.862.5978	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. 18441

Board of Zoning Adjustment
District of Columbia
CASE NO.18441
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

Kyrus Lamont Freeman
(202) 862-5978
kyrus.freeman@hklaw.com

July 11, 2012

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2012 JUL 11 PM 2:07

Re: **BZA Application – 1001 1st Street, N.W./ 88-98 L Street, N.W. (Square 621, Lot 861)**

Dear Board Members:

On behalf of SeVerna LLC, the owner of property located at 1001 1st Street, N.W./ 88-98 L Street, N.W. (Square 621, Lot 861), we submit an application and supporting materials pursuant to 11 DCMR §3104.1, requesting approval of a special exception under subsection 2116.5 of the Zoning Regulations to allow a portion of the required off-street parking spaces for property located in the C-2-A/C-2-C District at premises 1001 1st Street, N.W./ 88-98 L Street, N.W. (Square 621, Lot 861) to be located to the immediate south of the subject property at premises 43 K Street, N.W. (Square 621, Lot 862). Enclosed are the following materials:

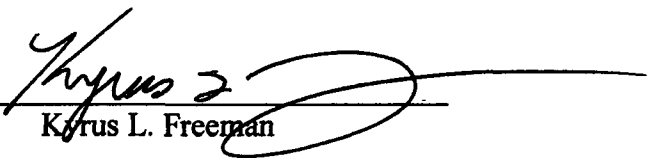
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A building plat and ALTA survey showing the boundaries of the subject property and the existing improvements;
- Plats showing the existing and proposed parking configurations;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Photographs of the subject property;

- 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;
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$1,040.00; and
- An authorization letter from the owners of Square 621, Lot 861 and Square 621, Lot 862 authorizing Holland & Knight LLP to file this application.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 6C

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