



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
2225 M Street, NW	50	822	CR	Area Variance	633, 638.1, 2101, 2201
				Special Exception	411.5, 630.4

Present use(s) of Property: Civic -- Fire Station

Proposed use(s) of Property: Mixed-use -- fire station, recreational or commercial, and residential

Owner of Property: District of Columbia

Telephone No:

Address of Owner: c/o Leila Batties, Holland & Knight, 2099 Pennsylvania Avenue, NW, WDC 20006

Single-Member Advisory Neighborhood Commission District(s): 2A02

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

West End Residential Properties, LLC, on behalf of the District of Columbia, seeks relief from the requirements for public space at the ground level, open courts, parking, loading and roof structures in order to permit the redevelopment of the property located at 2225 M Street, NW, more particularly known as Square 50, Lot 822, with a mixed-use project that consists of a new fire station at the ground level, recreational or commercial use, and an apartment house.

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: 7/24/12

Signature*: Leila Batties

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

Name: Leila Batties, Esq.

E-Mail: leila.batties@hklaw.com

Address: 800 17th Street, NW, Suite 1100, Washington DC 20006

Phone No(s): 202-419-2583

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. 18456 Board of Zoning Adjustment

District of Columbia

CASE NO. 18456

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

Leila M. Jackson Batties
leila.batties@hklaw.com
202.419.2583

July 26, 2012

Via Hand Delivery

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

RECEIVED
D.C. OFFICE OF ZONING
2012 AUG - 1 PM 1:14

Re: **BZA Application – Lot 822, Square 50**

Dear Board Members:

The enclosed application and supporting materials are submitted on behalf of West End Residential, LLC, with permission from the District of Columbia, the owner of Lot 822 in Square 50 (collectively, the "Applicant"). The Applicant seeks approval of variances from Sections 633, 638.1, 2101 and 2201 of the Zoning Regulations and special exception approval pursuant to Section 3104.1 of Sections 411.5, 6230.4 and 2101 of the Zoning Regulations in order to permit the redevelopment of the subject property with a mixed-use project that consists of a new fire station, a squash court or commercial space, and affordable housing.

Enclosed are one original and twenty copies of the following:

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

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York
Northern Virginia | Orlando | Portland | San Francisco | Tallahassee | Tampa | Washington, D.C. | West Palm Beach

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Additionally, we have enclosed the following items:

- 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 \$8,320.00; and
- Authorization letter from the District of Columbia 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: Leila Batties
Leila Batties

Attachments

cc: Advisory Neighborhood Commission 2A
c/o Commissioner Florence Harmon, Chair
Commissioner Rebecca Coder, ANC 2A02
Ms. Jennifer Steingasser, Office of Planning
Mr. Joel Lawson, Office of Planning

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