



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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 1728 14th Street, NW                                        | 207                                               | 120        | A/C-3-A          | Area Variance                                      | 2101.1                                                                                   |
|                                                             |                                                   |            |                  | Area Variance                                      | 2201.1                                                                                   |
|                                                             |                                                   |            |                  |                                                    |                                                                                          |
|                                                             |                                                   |            |                  |                                                    |                                                                                          |
| Present use(s) of Property:                                 | Vacant warehouse                                  |            |                  |                                                    |                                                                                          |
| Proposed use(s) of Property:                                | mixed use retail/service/office                   |            |                  |                                                    |                                                                                          |
| Owner of Property:                                          | Clark Associates LLC                              |            | Telephone No:    | 301-272-7100                                       |                                                                                          |
| Address of Owner:                                           | 7500 Old Georgetown Road, Bethesda, MD 20814-6133 |            |                  |                                                    |                                                                                          |
| Single-Member Advisory Neighborhood Commission District(s): | ANC 2F01                                          |            |                  |                                                    |                                                                                          |

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

Application for area variances from the required number of parking spaces under Section 2101.1, and from the required loading berth, loading platform and service delivery loading space for office use, to allow the construction of a mixed use retail/service/office building in the A/C-3-A District at premises 1728 14th Street, NW (Square 207, Lot 120).

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:                                                                |                                                                         | Signature*: |                                 |
| To be notified of hearing and decision (Owner or Authorized Agent*): |                                                                         |             |                                 |
| Name:                                                                | Christopher H. Collins                                                  |             | E-Mail: chris.collins@hklaw.com |
| Address:                                                             | Holland & Knight, LLP, 2099 Pennsylvania Ave., NW, Washington, DC 20006 |             |                                 |
| Phone No(s):                                                         | (202) 457-7841                                                          | Fax No.:    | (202) 955-3000                  |

\* 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. 18453

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18453  
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

RECEIVED  
D.C. OFFICE OF ZONING  
2012 JUL 30 AM 10:49

Christopher H Collins  
202 457 7841  
chncollins@hklaw.com

July 30, 2012

## **VIA HAND DELIVERY**

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

Re. Application for Zoning Relief  
1728 14<sup>th</sup> Street, N.W. (Square 207, Lot 120)

Dear Members of the Board:

On behalf of Clark Associates LLC and Perseus Realty LLC, we are filing herewith an application and supporting materials for variances from the parking requirement and the loading requirement, to allow construction of a mixed use retail/service/office building in the ARTS/C-3-A District. Enclosed please find the following materials:

- A completed BZA Form 120,
- A completed BZA Form 126 and filing fee in the amount of \$2,080.00,
- A completed Form 135 from the owner of the property and a completed Form 135 from the architect;
- A building plat showing the subject property;
- Architectural plans and elevations to illustrate the proposed building, together with color images showing pertinent features of the existing building and property involved,
- 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,

July 30, 2012  
Page 2

- 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, and
- Letter from the property owner, authorizing Perseus Realty LLC, the Contract Purchaser, to proceed with the application.
- Letter from Perseus Realty LLC, authorizing Holland & Knight LLP to file the application.

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.

Very truly yours,

HOLLAND & KNIGHT LLP



Christopher H Collins

Enclosures

cc Jennifer Steingasser, Office of Planning  
Charles Reed, Advisory Neighborhood Commission 2F01

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