



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
1400-1404 14th Street NW	210	82, 102, 800	ARTS/C-3-A	Area Variance	1902.1(b), 2101.1
				Special Exception	774.2
Present use(s) of Property:	retail, office				
Proposed use(s) of Property:	retail, office, multifamily residential				
Owner of Property:	Abdo 14th St LLC		Telephone No:	202-265-9393	
Address of Owner:	1404 14th Street NW, Washington, DC 20005				
Single-Member Advisory Neighborhood Commission District(s):	2F02				

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

Pursuant to 11 DCMR §§ 3103.2 & 3104.1, for a variance from the requirements for a setback above 50 feet in height adjacent to a residential zone under subsection 1902.1(b), a variance from the off-street parking requirements under subsection 2101.1, and a special exception from the rear yard requirements under section 774, to allow an addition to an existing commercial building to allow a mixed-use building in the ARTS/C-3-A District at premises 1400-1404 14th Street, N.W. (Square 210, Lots 82, 102, & 800).

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:	9/13/12	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Allison Prince & Cary Kadlecek	E-Mail:	aprince@goulstonstorrs.com
Address:	Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006		
Phone No(s):	202-721-0011	Fax No.:	202-721-1111

* 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. 18477
Board of Zoning Adjustment
District of Columbia
CASE NO. 18477
EXHIBIT NO. 1

September 14, 2012

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Application for Variance and Special Exception Relief for 1400-1404 14th Street NW (Square 210, Lots 82, 102 & 800)

Dear Members of the Board:

On behalf of the applicant, enclosed please find one original and 21 copies (including one for the Office of Planning) of an application for variance and special exception relief for the above-referenced property. I have also enclosed a check in the amount of \$3,640 for the applicable filing fee.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary R. Kadlecck

Enclosures
DCDOCS\7063696.1

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CERTIFICATE OF SERVICE

I hereby certify that on September 14, 2012 a copy of the attached letter and enclosure was delivered via U.S. Mail to the following:

ANC 2F
5 Thomas Circle NW
Washington, DC 20005



Cary Kadlecek

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