



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
1617 14th Street, NW	240	160	C-5-A	Special Exception	1902.1, 411.5
				Area Variance	2101, 2115
Present use(s) of Property:		surface parking lot			
Proposed use(s) of Property:		mixed-use project with ground floor retail and residential above			
Owner of Property:	1617 14th Street, LLC		Telephone No:	202.588.1306	
Address of Owner:	c/o Benyam Zemui / P.O. Box 10629 / Alexandria, VA 22310				
Single-Member Advisory Neighborhood Commission District(s):			ANC 2F01		

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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:

1617 14th Street, LLC, seeks special exception approval to have a roof structure more than 83.5 feet from the building's measuring point in the ARTS Overlay District, special exception approval to have a roof structure enclosure of unequal heights, approval of a variance to permit 10 parking spaces where 21 are required, and approval of a variance to permit parking spaces that are less than 9 x 19. The foregoing approvals are sought in order to redevelop the property located at the northeast corner of the intersection of 14th and Corcoran Streets, NW (Square 240, Lot 160) with a mixed-use development consisting of approximately 4,000 s.f. of ground floor retail and approximately 35 dwelling units above.

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:	Sept. 13, 2012	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:	Holland & Knight / 800 17th Street, NW, WDC 20006		
Phone No(s):	202.419.2583	Fax No.:	

* 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. 18476

Board of Zoning Adjustment
District of Columbia
CASE NO.18476
EXHIBIT NO.1

Additionally, we have included the following:

- 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 \$6,240.00; and
- Authorization letter~~s~~ from 1617 14th Street, LLC 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 M. Jackson Batties

Enclosures

cc: Ms. Jennifer Steingasser, Office of Planning (via hand delivery)
Mr. Joel Lawson, Office of Planning (via hand delivery)
Advisory Neighborhood Commission 2F c/o Mike Benardo, Chair (via U.S. Mail)
Commissioner Charles Reed, SMD Representative, ANC 2F01 (via U.S. Mail)