

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	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
					Use Variance	
					Special Exception	
3557 - 3559 Georgia Avenue, NW		3033	89	GA/C-3-A	Area Variance	2101.1, 774, 777/411
Present use(s) of Property:		vacant				
Proposed use(s) of Property:		mixed use with ground floor retail and residential above				
Owner of Property:	GA Views Management LLC			Telephone No:	410-630-6935	
Address of Owner:	9171 Central Avenue #345, Capitol Heights, MD 20743-3837					
Single-Member Advisory Neighborhood Commission District(s):		ANC 1A-08				

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

The applicant, GA Views Management LLC, seeks certain area variances, in order to support the redevelopment of the property located at 3557 - 3559 Georgia Avenue (Square 3033, Lot 89) with a mixed-use project that consists of approximately 2,138 square feet of ground floor retail and 20 apartment units above. Specifically, the proposed development requires relief from Sections 774, 777, 411 and 2101.1 of the Zoning Regulations pertaining to the rear yard, roof structures, and off-street parking requirements. The Property is in the GA/C-3-A District.

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:	Oct. 15, 2012	Signature*:	Leila Batties	
To be notified of hearing and decision (Owner or Authorized Agent*):				
Name:	Leila Batties		E-Mail:	leila.batties@hklaw.com
Address:	Holland & Knight, LLP 800 17th Street, NW, Washington DC 20006			
Phone No(s):	202.955.3000		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. 18489 Board of Zoning Adjustment
District of Columbia
CASE NO.18489
EXHIBIT NO.1

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

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Leila Marie Jackson Batties
(202) 419-2583
leila.batties@hklaw.com

October 19, 2012

Via Hand Delivery

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

Re: **GA Views Management, LLC / BZA Application for Square 3033, Lot 89**
3357 - 3359 Georgia Avenue, NW

Dear Board Members:

On behalf of GA Views Management, LLC, the owner of the property described as Square 3033, Lot 89, with the property address of 3357 - 3359 Georgia Avenue, NW (the "Property"), we submit an application and supporting materials pursuant to 11 DCMR Sections 3103.2 and 3104.1 for special exception and variance approvals in order to redevelop the Property with a mixed-use project consisting of ground floor retail and an apartment house above. Enclosed are one original and 20 copies of the following materials:

- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A copy of the plat of the subject property as recorded by the Office of the Surveyor in Book 196, Page 107;
- Plans for the proposed project;
- 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.

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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 \$3,120.00; and
- Authorization letters from GA Views Management, 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 1A c/o Thomas Boisvert, Chair (via U.S. Mail)
Commissioner Kent C. Boese, SMD Representative, ANC 1A08 (via U.S. Mail)