

**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 Sections §3103.2 – Area/Use Variance and/or §3103.2 – 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).	Zoning Districts	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
655 New York Avenue, NW	450	4, 6, 21, 33, 34, 40, 803-818	DD/C-2-C, DD/C-3-A	Special Exception	411.11, 2514.2

Present use(s) of Property: Various retail, office, service uses

Proposed use(s) of Property: Eleven-story Office/Retail Building

Owner of Property: Jemal's Gram, LLC, and other owners

Telephone No: 202 638 6300

Address of Owner: 702 H Street, NW, Suite 400, Washington, DC, 20001

Single-Member Advisory Neighborhood Commission Districts: 2C-03

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

Application of Jemal's Gram, LLC, and other owners, pursuant to 11 DCMR 3104.1 for a special exception to allow multiple roof structures not meeting the normal setback requirements (11 DCMR 411.11 per §770.6) and to extend the regulations applicable to the DD/C-2-C District into the portion of the property zoned DD/C-3-A in accordance with 11 DCMR 2514.2, at premises 655 New York Avenue, NW (Square 450, Lots 4, 6, 21, 33, 34, 40, 803 through 818).

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: 11/15/12 Signature*:  BOARD OF ZONING ADJUSTMENT

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

Name: Dennis R. Hughes E-Mail: dennis.hughes@hklaw.com

Address: Holland & Knight LLP, 2099 Pennsylvania Avenue, NW, Suite 100, Washington, DC, 20006

Phone No(s): (202) 955-3000

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

Board of Zoning Adjustment

District of Columbia

CASE NO. 18502

EXHIBIT NO. 1

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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

November 15, 2012

DENNIS R. HUGHES
202-419-2448
dennis.hughes@hklaw.com

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

Dear Members of the Board:

On behalf of Jemal's Gram, LLC and Jemal's Walker Boyd, LLC, we are filing herewith an application and supporting materials requesting approval of a special exception to facilitate construction of an eleven-story office building with ground floor retail uses. Enclosed please find the following materials:

- A completed BZA Form 120;
- A completed BZA Form 126 and filing fee in the amount of \$4,160.00;
- A completed Form 135;
- A building plat showing the subject property;
- 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;
- Letters from the property owners authorizing Holland & Knight LLP to file the application;
- 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;

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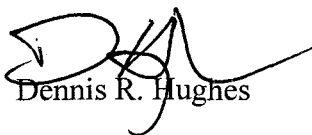
November 15, 2012
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- The names and addresses of persons with leases for all or part of any building located on the site; and
- Architectural drawings, including photographs of the site.

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


Dennis R. Hughes

Enclosures

cc: Jennifer Steingasser, Office of Planning
Advisory Neighborhood Commission 2C

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