



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
1795 Bull Place NW, 7051-7053 Spring Place NW	3185	0052, 0822	C-2-A	Area Variance	3103.2, 2101.1, 2201.1

Present use(s) of Property: Automotive repair, storage yard, parking

Proposed use(s) of Property: 86-unit rental apartment building

Owner of Property: Keystar Spring Place, LLC, Anabel Pestana Telephone No: (202) 296-0459

Address of Owner: 2300 N Street NW, 6th Floor, Washington DC 20037; 7119 Chestnut Street NW, Wash

Single-Member Advisory Neighborhood Commission District(s): 4B01

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

Application of Keystar Spring Place LLC and Anabel Pestana pursuant to Section 3103.2 for variances under Section 2101.1 to reduce the number of required off-street parking spaces and under Section 2201.1 to eliminate the required loading berth and service/delivery space and to reduce the size of the loading platform in order to construct a 86-unit rental apartment building in the C-2-A Zone 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:	November 7, 2012	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	George R. Keys, Jr.	E-Mail:	gkeys@jordankeys.com
Address:	Jordan & Keys PLLC, 910 17th Street, N.W., Suite 317, Washington, D.C. 20006-2604		
Phone No(s):	(202) 483-8300	Fax No.:	(202) 328-6153

* 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. 18505

Board of Zoning Adjustment
District of Columbia
CASE NO.18505
EXHIBIT NO.1

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2012 NOV 26 AM 10:38

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

In Re. Application of Keystar Spring Place LLC and Anabel Pestana pursuant to Section 3103.2 for variance relief under Section 2101.1 to reduce the number of required parking spaces and under Section 2201.1 to eliminate the required loading berth and service/delivery space and to reduce the size of the loading platform to permit the construction of a 87-unit rental apartment building within the C-2-A Zoning District.

Subject Property:

**Lots 0052 and 0822, Square 3185
1795 Bull Place, N.W. and 7051-7053 Spring Place N.W.**

**JORDAN & KEYS, PLLC
George R. Keys, Jr.
910 17th Street, N.W. - Suite 317
Washington, DC 20006-2604**

Dated: November 20, 2012

BZA Application No. 18505

2012 NOV 26 AM 10:43

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