

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	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1700 Columbia Road, NW	2565	52	C-2-B	Area Variance	2201.1, 2101.1	
1700 Columbia Road, NW	2565	52	C-2-B	Special Exception	777.1 (441.2, 441.3, 441.5)	

Present use(s) of Property:	Retail			2012 NOV 6	D.C. OFFICE OF ZONING
Proposed use(s) of Property:	Mixed-use residential and retail				RECEIVED
Owner of Property:	1700 Columbia Road LLC		Telephone No:	301-222-0060	PH 3:
Address of Owner:	4018 Brandywine Street, NW Washington DC 20016-1844				ZONING

Single-Member Advisory Neighborhood Commission District(s):	1C06
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:	
<p>The Applicant seeks variance and special exception relief from the loading, parking, and roof structure requirements for a mixed-use residential and retail project. The project will not provide the required loading berths and delivery spaces on-site and will provide 25 parking spaces rather than the required 35 parking spaces. Therefore, variance relief is required. The project also requires special exception relief for the proposed roof structures.</p>	

**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: 11/26/12 Signature\*: 

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

Name:	Paul Tummonds	E-Mail:	ptummonds@goulstonstorrs.com
Address:	1999 K Street NW, Suite 500, Washington DC 20006		
Phone No(s):	202-721-1157	Fax No.:	202-263-0557

\* 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. 18506

November 26, 2012

**HAND DELIVERY**

Lloyd Jordan, Chairperson  
D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW, Suite 200 South  
Washington, DC 20001

Re: Application for Special Exception and Variance Relief for property located at  
1700 Columbia Road, NW (Lot 52 in Square 2565)

Dear Chairperson Jordan:

1700 Columbia Road, LLC (the “Applicant”) hereby submits an application for special exception and variance relief for the development of a proposed mixed-use project located at 1700 Columbia Road, NW (the “Property”). The Property is located in the C-2-B Zone District. Enclosed please find the following materials in support of the special exception and variance application:

- Detailed statement of the existing and intended use of the Property and the Applicant’s satisfaction of the relevant Special Exception and Variance standards;
- Architectural plans and drawings of the proposed building and color images of the existing building on the Property and the surrounding area (Exhibit A to the attached statement);
- A Plat, certified by a DC licensed survey engineer, depicting the footprint of the proposed building on the Property (Included in Exhibit A of the attached statement);
- BZA Application form, BZA Self-Certification form and agent authorization letter (Exhibit B to the attached statement);
- The names and mailing addresses of the owners of all property within 200 feet of the Property and the name and mailing address of any tenants of the existing building on the Property (Exhibit C to the attached statement); and

RECEIVED  
D.C. OFFICE OF ZONING  
2012 NOV 26 PM 3: 13

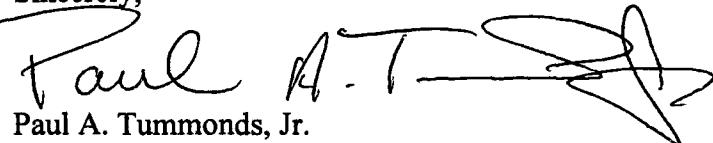
Lloyd Jordan  
November 26, 2012  
Page 2

---

- BZA Fee Calculator form and check in the amount of \$4,680.00 made payable to the DC Treasurer.

Please feel free to contact the undersigned if you have any questions regarding this application and the attached materials.

Sincerely,



Paul A. Tummonds, Jr.

Encl.

cc: Certificate of Service

DCDOCS\7064667 1

RECEIVED  
D.C. OFFICE OF ZONING  
2012 NOV 26 PM 3:13

Certificate of Service

I hereby certify that I sent a copy of the foregoing document to the following addresses on November 26, 2012 by first class mail and hand delivery:

Joel Lawson  
Office of Planning  
1100 4<sup>th</sup> Street, SW  
Suite E650  
Washington, DC 20024

Byron White  
District Department of Transportation  
55 M Street, SE  
Suite 400  
Washington, DC 20003

ANC 1C  
PO Box 21009  
Washington, DC 20009

Steve Lanning (BY HAND DELIVERY)  
ANC 1C06  
1736 Columbia Road, NW  
#101  
Washington, DC 20009

  
Paul Tummonds

RECEIVED  
D.C. OFFICE OF ZONING  
2012 NOV 26 PM 3: 13