



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
208, 214, 236 Massachusetts Ave. NE & 426-430 3rd St. NE	755	3, 26, 36, 836, 838, 849	CAP/CHC/C-2-A	Area Variance	771, 1203.2(b), 2001.3, 2303.1(b)
			CAP/R-4	Special Exception	214

Present use(s) of Property: office, retail, residential

Proposed use(s) of Property: office, retail, residential, & accessory parking

Owner of Property: The Heritage Foundation

Telephone No:

Address of Owner: 214 Massachusetts Ave. NE, Washington, DC 20002

Single-Member Advisory Neighborhood Commission District(s): 6C02

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

Pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the maximum FAR requirements under section 771, a variance from the roof structure maximum height requirements under subsection 1203.2(b), a variance from the nonconforming structures dedicated to a conforming use requirements under subsection 2001.3, a variance from the vehicle location and lot line requirements for a parking garage under subsection 2303.1(b), and a special exception for accessory parking under section 214 in the CAP/CHC/C-2-A and CAP/R-4 Districts at premises 208, 214, & 236 Massachusetts Avenue, N.E. and 426-430 3rd Street, N.E. (Square 755, Lots 3, 26, 36, 836, 838, & 849).

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: 1/22/2013

Signature*: 

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

Name: Allison Prince & Cary Kadlecek

E-Mail: aprince@goulstonstorrs.com

Address: Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006

Phone No(s): 202-721-0011

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. 18531 Board of Zoning Adjustment
District of Columbia

CASE NO.18531
EXHIBIT NO.1

January 23, 2013

VIA HAND DELIVERY

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Application for Variance and Special Exception Relief for 208, 214, & 236
Massachusetts Ave. NE and 426-430 3rd St. NE (Square 755, Lots 3, 26, 36, 836,
838, & 849)

Dear Members of the Board:

On behalf of the applicant, enclosed please find one original and 21 copies (including one for the Office of Planning) of an application for variance and special exception relief for the above-referenced property. I have also enclosed two checks totaling \$15,080 for the applicable filing fee.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,



Cary R. Kadlecek

Enclosures
DCDOCS\7065494.1

CERTIFICATE OF SERVICE

I hereby certify that on January 23, 2013 copies of the attached letter and enclosure were delivered via U.S. Mail to the following:

ANC 6C
P.O. Box 77876
Washington, DC 20013-7787



Cary Kadlecek

RECEIVED
D.C. OFFICE OF THE ATTORNEY
2013 JAN 23 PM 1:01