



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
1827 Adams Mill Road, NW	2580	853	C-2-A	Area Variance	2101.1
				Area Variance	2116.4(a)
				Special Exception	411.11
Present use(s) of Property:	Gasoline Service Station				
Proposed use(s) of Property:	Mixed Use Retail/Service/Residential				
Owner of Property:	Perseus 1827 Adams Mill Investments LLC			Telephone No:	(202) 741-1895
Address of Owner:	c/o Perseus Realty, LLC, 2099 PA. Ave., NW, Suite 950, Washington, DC 20006				
Single-Member Advisory Neighborhood Commission District(s):	ANC 1C04				

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

Application pursuant to 11 DCMR Section 3103.2 for area variances from the number of required parking spaces under Section 2101.1, and from the requirement under Section 2116.4(a) that parking spaces not be located between a building restriction line and a lot line abutting a street, and a special exception, pursuant to 11 DCMR Sections 3104.1 and 411.11, to allow more than one roof structure, and roof structures of unequal height and a roof structure that does not meet the setback requirements, to allow the construction of a mixed-use retail/service/residential building in the C-2-A District at premises 1827 Adams Mill Road, NW (Sq. 2580, Lot 853).

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: January 29, 2013

Signature*: Christopher H. Collins

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

Name: Christopher H. Collins

E-Mail: chris.collins@hklaw.com

Address: c/o Holland & Knight LLP, 800 17th St., NW, Washington, DC 20006

Phone No(s): 202-457-7841

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

Exhibit No. 1

Case No. 18533

Board of Zoning Adjustment
District of Columbia
CASE NO. 18533
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

Christopher H. Collins
202 457 7841
chris.collins@hklaw.com

January 29, 2013

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
1827 Adams Mill Road, NW (Sq. 2580, Lot 853)

Dear Members of the Board:

On behalf of Perseus 1827 Adams Mill Investments, LLC, we are filing herewith an application and supporting materials for variances from the parking requirements and special exception relief from the roof structure requirements, to allow construction of a mixed use retail/service/residential building in the C-2-A District. Enclosed please find the following materials:

- A completed BZA Form 120;
- A completed BZA Form 126 and filing fee in the amount of \$4,680.00;
- A completed Form 135 from the owner of the property and a completed Form 135 from the architect;
- A building plat showing the subject property;
- Architectural plans and elevations to illustrate the proposed building, together with color images showing pertinent features of the existing building and property involved;
- A statement of existing and intended uses of the subject property;

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- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, and the name and address of the lessee on the subject property, in both list and mailing label format; and
- Letter from Perseus 1827 Adams Mill Investments LLC, authorizing Holland & Knight LLP to file the application.

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

A handwritten signature in black ink, appearing to read "Chris H. Collins", written over the printed name.

Christopher H. Collins

Enclosures

cc: Jennifer Steingasser, Office of Planning
Gabiella Mossi, Advisory Neighborhood Commission 1C04

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