



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
400 6th Street, S.W.	494	31	C-3-C	Area Variance	776.1
Present use(s) of Property:		Vacant building			
Proposed use(s) of Property:		Office			
Owner of Property:	PNC Realty Investors			Telephone No:	202-862-5978
Address of Owner:	c/o TC MidAtlantic Development IV, Inc. 1055 Thomas Jefferson St, NW Suite 600 (20)				
Single-Member Advisory Neighborhood Commission District(s):		6D01			

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

Application of TC MidAtlantic Development IV, Inc., on behalf of PNC Realty Investors, the owner of the property, pursuant to 11 DCMR Section 3103.2 for an area variance from the court width requirements of Section 776.1 to allow the construction of a new office building at premises 400 6th Street, S.W. (Square 494, Lot 31) in the C-3-C 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:	2/4/13	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Kyrus L. Freeman, Esq.	E-Mail:	kyrus.freeman@hklaw.com
Address:	800 17th Street, NW Suite 1100 Washington, DC 20006		
Phone No(s).:	202-862-5978	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. 18538 Board of Zoning Adjustment
District of Columbia
CASE NO:18538
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

Kyrus Lamont Freeman
(202) 862-5978
kyrus.freeman@hklaw.com

February 4, 2013

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: **BZA Application – 400 6th Street, S.W. (Square 494, Lot 31)**

Dear Board Members:

On behalf of TC MidAtlantic Development IV, Inc. and PNC Realty Investors, as owner of the above-referenced property, we submit an application and supporting materials pursuant to 11 DCMR Section 3103.2 for an area variance from the court width requirements of Section 776.1 to allow the construction of a new office building at premises 400 6th Street, S.W. (Square 494, Lot 31) in the C-3-C District. Enclosed are the following materials:

- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A plat showing the boundaries of the subject property and the proposed improvements;
- A statement of existing and intended uses of the subject property;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Photographs of the subject property;
- 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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D.C. OFFICE OF ZONING
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February 4, 2013

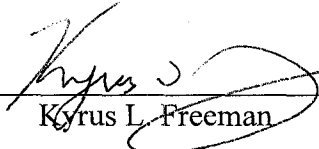
Page 2

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$1,040.00;
- Letters authorizing Holland & Knight LLP to file this application; and
- Architectural Plans and Elevations.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 

Kyrus L. Freeman

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 6D
Donna L Hopkins, Advisory Neighborhood Commission 6D01

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