



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
Fort Lincoln Drive, NE	4325	29, 31, 813 and 814	R-5-D and C-2-B	Special Exception	2516
				Area Variance	2516.5

RECEIVED
D.C. OFFICE OF ZONING
2013 APR -8 PM 12:55

Present use(s) of Property:	Vacant		
Proposed use(s) of Property:	Development of 42 Townhouses		
Owner of Property:	District of Columbia	Telephone No:	202-286-8814
Address of Owner:	1350 Pennsylvania Avenue, NW, Suite 317, Washington DC 20004		
Single-Member Advisory Neighborhood Commission District(s):	ANC 5C03		

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

SEE ATTACHED

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:	4/8/13	Signature*:	Paul A. Tummonds
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. 18576

The Applicant, Fort Lincoln Banneker Townhouse, LLC, seeks special exception relief to construct more than one building on a record lot, in order to develop a community of 42 townhouses. The Applicant also seeks variance relief for eleven lots which do not satisfy the front yard requirement for the theoretical lots.

April 8, 2013

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2013 APR -8 PM 12:55

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

Re: Application for Special Exception and Variance Relief for property located along
Fort Lincoln Drive, NE and Banneker Drive, NE (Lots 29, 31, 813, and 814 in Square
4325)

Dear Chairperson Jordan:

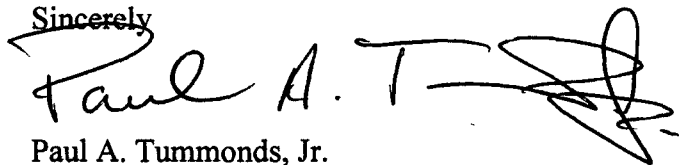
Fort Lincoln Banneker Townhouse LLC (the "Applicant") hereby submits an application for special exception and variance relief for the development of 42 proposed townhouses along Fort Lincoln Drive, NE and Banneker Drive, NE (the "Property"). The Property is located in the R-5-D and C-2-B Zone Districts. 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;
- Site plans and materials depicting the proposed townhouses, color images of the Property, and a vicinity map depicting the surrounding area (Exhibit A to the attached statement);
- A plat prepared by a DC licensed surveyor which includes the Property and the footprint of the proposed townhouses on the Property (Included in Exhibit A of the attached statement);
- BZA Application form, BZA Self-Certification form, and agent authorization letter signed by the Deputy Mayor Planning and Economic Development (Exhibit B to the attached statement);
- The names and mailing addresses of the owners of all property within 200 feet of the Property (Exhibit D to the attached statement); and
- BZA fee calculator form and a check in the amount of \$24,440.00 made payable to the DC Treasurer.

Lloyd Jordan
April 8, 2013
Page e

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

Sincerely

A handwritten signature in black ink, appearing to read "Paul A. T." followed by a stylized, looped flourish.

Paul A. Tummonds, Jr.
Director

PAT:ph
Encl:
cc: Certificate of Service

Certificate of Service

I hereby certify that I sent a copy of the foregoing document to the following addresses on April 8, 2013 by first class mail:

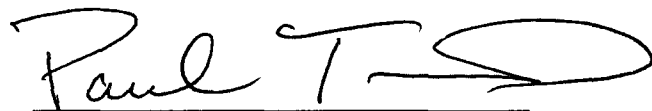
Matt Jesick
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

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

ANC 5C
P.O. Box 26183
Washington, DC 20001

Bob King
ANC 5C03
3102 Apple Road, NE
Washington, DC 20018

Ivan Matthews
Office of the Deputy Mayor for Planning and Economic Development
1350 Pennsylvania Avenue, NW
Suite 317
Washington, DC 20004

A handwritten signature in black ink, appearing to read "Paul T. S.", written over a horizontal line.

Paul Tummonds