



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
1785 Massachusetts Ave, NW	157	112	SP-2/DC	Area Variance	530, 531
				Special Exception	508, 537

Present use(s) of Property: Office building

Proposed use(s) of Property: Office building

Owner of Property: National Trust for Historic Preservation

Telephone No:

Address of Owner: 1785 Massachusetts Avenue, NW

Single-Member Advisory Neighborhood Commission District(s): 2B07

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

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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: 26 April 2013

Signature*: *Paul W. Edmondson*

by: Paul W. Edmondson, Chief Legal Officer

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

Name: Allison Prince

E-Mail: aprince@goulstonstorrs.com

Address: 1999 K Street, NW, Suite 500; WDC 20009

Phone No(s): 721.1106

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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18605
EXHIBIT NO. 1

Christine A. Roddy
Associate
croddy@goulstonstorrs.com
202-721-1116 Tel
202-263-0516 Fax

May 16, 2013

VIA HAND DELIVERY

Lloyd Jordan, Chairman
DC Board of Zoning Adjustment
441 4th Street, NW
Second Floor
Washington, DC 20001

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**Re: The American Enterprise Institute – BZA Application for 1785
Massachusetts Avenue, NW (Square 157, Lot 112) (the “Property”) –
Special Exception and Variance Application**

Dear Chairman Jordan and Members of the Board:

Please accept for filing one (1) original and twenty (20) copies of the enclosed application of The American Enterprise Institute (the “**Applicant**”) for special exception and variance relief in order to renovate the historic landmark building at the Property for the Applicant’s headquarters (the “**Project**”). The Property is currently owned and occupied by the National Trust for Historic Preservation.

By this application, the Applicant is seeking (i) special exception relief pursuant to 11 DCMR § 3104.1 from the roof structure requirements of 11 DCMR §§ 411.2, 411.5 and 537.1 and from the office use provisions of 11 DCMR § 508.1, and (ii) variance relief pursuant to 11 DCMR § 3103.1 from the floor area ratio requirements for office buildings under 11 DCMR § 531.1 and the height requirements under 11 DCMR § 530.1, in order to implement the Project.

The application package includes the following materials:

- Exhibit A – Zoning Map and Plat with Property outlined in red
- Exhibit B – Building Plat, prepared by the D.C. Surveyor, showing the footprint of the existing and proposed structures on the Property
- Exhibit C – Plans for Renovations

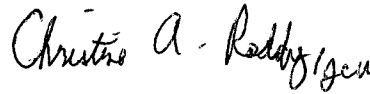
Board of Zoning Adjustment – 1785 Massachusetts Avenue, NW
May 16, 2013

- Exhibit D – BZA Application (BZA Form 120), Self-Certification Forms, and Authorization Letters
- Exhibit E – List of names and mailing addresses of the owners of all property within 200 feet of the boundaries of the Property (two sets of mailing labels are also included)
- Exhibit F – Photographs of Property
- Exhibit G – BZA Fee Calculator (BZA Form 126)
- Check payable to the DC Treasurer in the amounts of \$6,240.00 for the application's filing fee.

We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned at (202) 721-1116. Thank you for your attention to this application.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Christine A. Roddy

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Enclosures

cc: David Gerson
Mary Campbell
Paul Edmonson
D. Graham Davidson

Certificate of Service

I certify that on May 16, 2013, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.

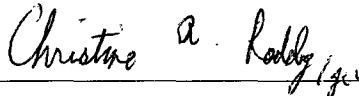
Jennifer Steingasser (2 copies)
Office of Planning
1100 4th Street, SW
Suite E650
Washington, DC 20024

Dupont Circle ANC 2B (9 copies)
9 Dupont Circle, NW
Washington, DC 20036

Leo Dwyer (ANC 2B 07)
1514 17th Street, NW
Apt. 501
Washington, DC 20036

Jamie Henson
District Department of Transportation
55 M Street, SE
Washington, DC

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Christine A. Roddy