



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
2310 and 2320 31st Street, NE	4365	805,806	R-1-B	Special Exception	213

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Present use(s) of Property: Parking lot

Proposed use(s) of Property: Parking lot

Owner of Property: SMC United Industrial Limited Partnership Telephone No: 301-654-7060

Address of Owner: 7501 Wisconsin Avenue, Suite 630E, Bethesda, MD 20814

Single-Member Advisory Neighborhood Commission District(s): 5C04

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

Application of SMC United Industrial Limited Partnership, pursuant to 11 DCMR Sec. 3104.1, for a special exception to allow the continuation of a parking lot under Section 213 (last approved pursuant to BZA Order No. 17049) in the R-1-B District at premises 2310 and 2320 31st Street, NE (Rear 3070 V Street, NE) (Square 4365, Lots 805 and 806).

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: 5/31/13

Signature*:

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 Street, 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. 18614

Board of Zoning Adjustment
District of Columbia
CASE NO. 18614
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

May 31, 2013

VIA HAND DELIVERY

District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

Re: Application for Special Exception to Continue the Use of a Parking Lot at 2310
and 2320 31st Street, NE (Rear 3070 V Street, NE)

Dear Members of the Board:

On behalf of SMC-United Industrial Partnership, LP, we are filing herewith an application and supporting materials requesting approval of a special exception under Section 213 of 11 DCMR to allow for the continuation of a parking lot on Lots 805 and 806 in Square 4365. The following materials are enclosed:

- A completed BZA Form 120;
- A completed BZA Form 126 and filing fee totaling \$12,064.00;
- A building plat prepared by the DC Surveyor showing the subject property;
- A statement of existing and intended uses of the subject property;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Five photographs of the subject property;
- The name and mailing address of the owners of the all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;
- A letter from SMC-United Industrial Partnership, LP, the owner of the subject property, authorizing Holland & Knight LLP to file the application; and
- A parking plan detailing the layout and configuration of the parking lot.

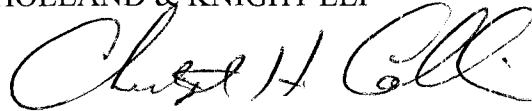
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We believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application at the earliest available time.

If you have any further questions, please do not hesitate to contact me.

Respectfully submitted,

HOLLAND & KNIGHT LLP

A handwritten signature in black ink, appearing to read "Chris H. Collins", written in a cursive style.

Christopher H. Collins

CHC/ljs

cc: Joel Lawson, Office of Planning (w/encl., by messenger)
Fred Farshey, SMC-United Industrial Partnership, LP (w/encl.)

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