



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
1921-1923 14th Street NW	237	180	CR/ARTS	Area Variance	§§ 633, 634, 636.2
1925 14th Street NW	237	196	CR/ARTS	Special Exception	§§ 1902.2; 2120.6
1351 Wallach Place NW	237	806	CR/ARTS		

Present use(s) of Property: Commercial (Garage/Vehicle Sale), Retail, Flat

Proposed use(s) of Property: Mixed-use (Residential + Ground Floor Retail)

Owner of Property: 14th & U Residential, LLC

Telephone No:

Address of Owner: 4445 Willard Avenue, Suite 400, Chevy Chase, Maryland 20815

Single-Member Advisory Neighborhood Commission District(s): 1B12

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

Application of 14th & U Residential, LLC, the owner of 1921-1923 14th Street NW, 1925 14th Street NW, and 1351 Wallach Place NW, for area variance relief from requirements regarding public space (§633), lot occupancy (§634), and rear yard setback (§636.2); and special exception relief from the ARTS Overlay setback requirement (§1902.2) and parking for historic structures (§2120.6) to allow the Applicant to renovate two historic structures and build a residential building with ground floor retail in the CR/ARTS District at the Property.

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:

7.10.13

Signature*:

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

Name: Meredith H. Moldenhauer

E-Mail: mmoldenhauer@washlaw.com

Address: 1912 Sunderland Place NW, Washington DC, 20036

Phone No(s): (202) 429-9000

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. 18632
EXHIBIT NO. 1

LAW OFFICES

GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
ASHLEY E. WIGGINS (DC, MD, VA)
MERIDITH H. MOLDENHAUER (DC, MD, VA)
ERIC M. DANIEL (MD, DC)

#18632

DIRECT DIAL: (202) 530-1482
DIRECT E-MAIL: mmoldenhauer@washlaw.com

July 11, 2013

VIA HAND DELIVERY

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 JUL 11 PM 2:49

**Re: BZA Application for 14th & U Residential, LLC
Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of 14th & U Residential, LLC (the "Applicant"). Enclosed you will find one original and ten copies of the application. The Applicant requests area variance relief pursuant to 11 DCMR §3103.2 from the requirements regarding public space at the ground level (§633), lot occupancy on the first and second story (§634), and the rear yard setback (§636.2); and special exception relief pursuant to 11 DCMR §3104 from the parking requirement for historic structures (§2120.6) and the ARTS Overlay setback requirement (§1902.2) to renovate two historic structures and build a new residential building with ground floor retail at premises 1921-1923 14th Street NW (Lot 180, Square 237), 1925 14th Street NW (Lot 196, Square 237), and 1351 Wallach Place NW (Lot 806, Square 237) in the CR/ARTS District.

The application package includes the following materials:

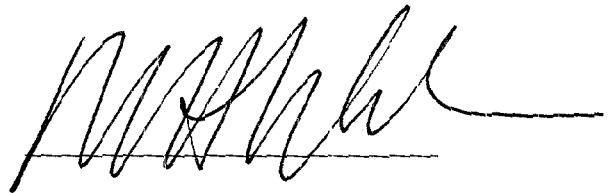
1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Plat showing the existing structure on the Property;
4. BZA Form 126, Fee Calculator;
5. BZA Form 135, Self-Certification;
6. Statement of the Applicant;
7. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property;
8. Baist Atlas Map;
9. Zoning Map; and
10. Architectural Plans & Elevations and Photographs of the Property.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in black ink, appearing to read 'M. Moldenhauer', written over a horizontal line.

By: Meredith H. Moldenhauer