



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
33 N Street, N.E.	672	254	C-3-C	Area Variance	2201
				Special Exception	411

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Present use(s) of Property:	low rise office building		
Proposed use(s) of Property:	residential building with ground floor retail		
Owner of Property:	JBG/33 N Street LLC	Telephone No:	240-333-3600
Address of Owner:	c/o The JBG Companies, 4445 Willard Avenue, 4th Floor, Chevy Chase, MD 20815		
Single-Member Advisory Neighborhood Commission District(s):	ANC 6C06		

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

Application of JBG/33 N Street, LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a variance from the loading requirements under section 2201.1, and special exception relief from the roof structure requirements under sections 411 and 770.6, to permit the development of a residential building with ground floor retail in the C-3-C District at premises 33 N Street, N.E. (Square 671, Lot 254).

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:	7-17-13	Signature*:	Christine Shiker
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Christine Shiker, Holland & Knight LLP	E-Mail:	christine.shiker@hklaw.com
Address:	800 17th Street, N.W., Suite 1100, Washington, D.C. 20006		
Phone No(s):	202-955-3000	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.

18636

Board of Zoning Adjustment
District of Columbia
CASE NO. 18636
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

Christine Moseley Shiker
202 457 7167
christine.shiker@hklaw.com

July 23, 2013

VIA HAND DELIVERY

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

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Re: Application for Special Exception and Variance Relief
33 N Street, NE (Lot 254, Square 672)

Dear Members of the Board:

On behalf of the Applicant in the above-referenced case, we are filing herewith one original and twenty copies of an application and supporting materials requesting approval of special exception and variance relief for the above-referenced property. Enclosed are the following materials:

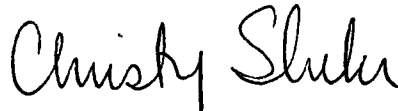
- A completed BZA Form 120 (BZA Application);
- A filing fee totaling \$3,640 and completed BZA Form 126 (Fee Calculator);
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Letter from the property owner authorizing Holland & Knight LLP to file the application;
- In lieu of a memorandum from the Zoning Administrator, a completed zoning self-certification form;

- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property and persons having a lease for the property, in both list and mailing label format (2 sets);
- A building plat showing the subject property and development;
- Three (3) photographs of the subject property; and
- Architectural drawings illustrating the project.

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 soonest available time.

Sincerely,

HOLLAND & KNIGHT LLP


Christine Moseley Shiker

Enclosures

cc:	Joel Lawson, Office of Planning	(Via Hand Delivery; w/enclosure)
	Sam Zimbabwe, DDOT	(Via Hand Delivery; w/enclosure)
	Advisory Neighborhood Commission 6C	(Via US Mail; w/enclosure)

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