



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
1456-60 Church St., N.W.	0209	65, 66 & 67	Arts/C-3-A	Special Exception	774 (rear yard)
				Area Variance	2604.2 (lot occup.)
				Area Variance	2101 (parking)
				Special Exception	411 & 1902 (roof struct)

Present use(s) of Property: Vacant Historic Buildings

Proposed use(s) of Property: Multi-family residential

Owner of Property: Rosebusch LLC; Gregg M. Busch

Telephone No:

Address of Owner: 2114 Bancroft St., N.W., Washington, D.C. 20008

Single-Member Advisory Neighborhood Commission District(s): ANC 2F-02

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

Application of Rosebusch LLC and Gregg M. Busch, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for special exceptions from the rear yard requirements of § 774, and the roof structure requirements of §§ 411 and 1902.1(a), and variances from the lot occupancy requirements of § 2604.2, and the off-street parking requirements of § 2101, to allow the construction of a new residential building in the ARTS/C-3-A District at 1456-1460 Church Street, N.W. (Square 209, Lots 65, 66 and 67).

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: July 17, 2013

Signature*: Mary Carolyn Brown

Digitally signed by Mary Carolyn Brown
DN: cn=Mary Carolyn Brown, o=Holland & Knight LLP
email=carolyn.brown@hklaw.com, c=US
Date: 2013.07.17 16:17:52 -0400

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

Name: Carolyn Brown, Holland & Knight LLP

E-Mail: carolyn.brown@hklaw.com

Address: 800 17th St., N.W., Suite 1100, Washington, D.C. 20006

Phone No(s): (202) 862-5990

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.

18638

Board of Zoning Adjustment
District of Columbia

CASE NO.18638

EXHIBIT NO.1

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

RECEIVED
D.C. OFFICE OF ZONING

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Mary Carolyn Brown
(202) 862-5990
carolyn.brown@hklaw.com

July 24, 2013

Via Hand Delivery

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

Re: BZA Application – Rosebusch LLC and Gregg M. Busch
(Square 209, Lots 65, 66 and 67)

Dear Board Members:

On behalf of Rosebusch LLC and Gregg M. Busch, owners of the lots cited above, we submit herewith an application for variances and special exceptions to construct a new residential building in the Arts/C-3-A District at 1456-60 Church Street, N.W., (Square 209, Lots 65, 66 and 67). Enclosed are the following materials:

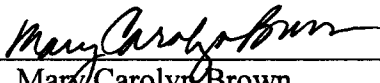
- A completed BZA Form 126 (fee calculator) and two checks totaling \$8,840;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Letter from the property owner authorizing Holland & Knight LLP to file the application;
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Architectural drawings;
- Photographs of the subject property, (included with the architectural drawings);

- A building plat showing the subject property; and
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: 
Mary Carolyn Brown

Enclosures

cc: Jennifer Steingasser, Office of Planning
Advisory Neighborhood Commission 2F