



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
1628-1632 11th St. NW	0309	0051	C-2-A	Area Variance	2115; 2117; 775.5; 2001.3
				Special Exception	411; 777.1

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Present use(s) of Property: Office

Proposed use(s) of Property: Residential

Owner of Property: 1628 11th Street, NW LLC c/o Fortis Companies Telephone No: 202.652.2414

Address of Owner: 1300 19th Street, NW, Suite 725, Washington, DC 20036

Single-Member Advisory Neighborhood Commission District(s): 2F04

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

Application of 1628 11th Street LLC pursuant to 11 DCMR Sections 3103.2 and 3104.1 for: an area variance from the compact parking space requirements of §2115; an area variance from the parking space accessibility and drive aisle width requirements of §2117; an area variance from the side yard requirements of §775.5; an area variance from the nonconforming structure requirements of §2001.3; and a special exception from the roof structure requirements under §411 and §777.1 to allow an addition to, and renovation of, an existing building for residential use in the C-2-A District at 1628 11th St., N.W., Square 0309, Lot 0051.

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: August 27, 2013

Signature*:

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

Name: Kyrus L. Freeman, Esq. E-Mail: kyrus.freeman@hklaw.com

Address: 800 17th Street, N.W. Suite 1100, Washington, DC 20006

Phone No(s): 202.862.5978 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. 18660

Board of Zoning Adjustment
District of Columbia
CASE NO.18660
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

August 28, 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 – 1628 11TH Street, N.W. (Square 0309, Lot 0051)**

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Dear Board Members

On behalf of 1628 11th Street LLC, we submit an application and supporting materials pursuant to 11 DCMR Sections 3103.2 and 3104.1 for (1) an area variance from the compact parking space requirements of §2115, (2) an area variance from the parking space accessibility and drive aisle width requirements under §2117, (3) an area variance from the side yard requirements under §775.5, (4) an area variance from the nonconforming structure requirements under §2001.3, and (5) a special exception from the roof structure requirements under §411 and §777.1 to allow an addition to, and renovation of, an existing building for residential use in the C-2-A District at premises 1628 11th Street, N W , Square 0309, Lot 0051. Enclosed are the following materials:

- A completed BZA form 126 (fee calculator) and checks totaling \$6,760.00,
- An authorization letter from 1628 11 Street, NW LLC authorizing Holland & Knight LLP to file this application,
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification),
- A preliminary 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;
- Photographs of the subject property,
- A plat prepared by a D C licensed survey engineer showing the boundaries and dimensions of the existing lot, and the footprint of the proposed new improvements,

- Architectural Plans and Elevations, 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 of Zoning Adjustment schedule the application for a public hearing on the next available date

Very truly yours,

HOLLAND & KNIGHT LLP

By 
Kyrus L. Freeman

Attachments

cc Jennifer Steingasser, Office of Planning, via Hand
Advisory Neighborhood Commission 2F, via U S. Mail
John Fanning, Advisory Neighborhood Commission 2F04, via U S Mail

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