



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
1101 Rhode Island Ave. NW & 1100 Q St. NW	310	33 & 807	C-2-A	Area Variance	2604.1, 2604.2, 2101.1, 2115.1, 2116.12
				Special Exception	411.11

Present use(s) of Property: parking lot, automobile repair, office

Proposed use(s) of Property: retail and residential

Owner of Property: Q Street LP

Telephone No:

Address of Owner: 27955 Farm Hill Dr., Hayward, CA 94542

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:

Pursuant to 11 DCMR §§ 3103.2 and 3104.1 for a variance from the floor area ratio requirements under subsection 2604.1, a variance from the lot occupancy requirements under subsection 2604.2, a variance from the off-street parking requirements under subsection 2101.1, a variance from the parking space size requirements under subsection 2115.1, a variance from the parking space setback requirements under subsection 2116.12, and a special exception under subsection 411.11 from the roof structure requirements to allow a mixed use commercial and residential building in the

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:

9/12/13

Signature*:

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

Name:

Cary Kadlec

E-Mail:

ckadlec@goulstonstorr.com

Address:

Goulston & Storrs, 1999 K Street NW, Suite 500, Washington, DC 20006

Phone No(s):

202-721-0011

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.

18668
Board of Zoning Adjustment
District of Columbia
CASE NO.18668
EXHIBIT NO.1

September 13, 2013

VIA HAND DELIVERY

D C Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

RECEIVED
D C OFFICE OF ZONING
2013 SEP 13 PM 2:41

Re: Application for Variance and Special Exception Relief for 1101 Rhode Island Ave NW and 1100 Q St NW (Square 310, Lots 33 & 807)

Dear Members of the Board

On behalf of the applicant, enclosed please find one original and 21 copies (including one for the Office of Planning) of an application for variance and special exception relief for the above-referenced property. The enclosed application package includes the following materials:

- A Application Form, Filing Fee Form, Self-Certification Form, and Agent Authorization Letters,
- B Statement in Support of Application,
- C Surveyor's Plat,
- D Excerpt of Zoning Map,
- E Architectural Plans and Drawings, Including Property Photos,
- F Environmental Report for Property, and
- G List of Names and Addresses of Property Owners within 200 Feet

I have also enclosed two sets of mailing labels and a check totaling \$7800 for the applicable filing fee.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,


Cary R. Kadlecsek

Enclosures
DCDOCS\7082210 1

CERTIFICATE OF SERVICE

I hereby certify that on September 13, 2013 a copy of the attached letter and enclosure was delivered via U S. Mail to the following

Advisory Neighborhood Commission 2F
5 Thomas Circle NW
Washington, DC 20005

A handwritten signature in black ink, appearing to read "Cary Kadlecek", is written over a horizontal line.

Cary Kadlecek