



**RE 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
3500 14th Street, N W.	2688	0043	R-5-E	Special Exception	2003.1
				Special Exception	2120.6

Present use(s) of Property: Retail variety and grocery store (under temporary Certificate of Occupancy No. CO1500798)

Proposed use(s) of Property: Retail variety and grocery store with sale of prepackaged items and prepared foods

Owner of Property: Cavalier Apartments LP Telephone No: (202) 363-2090

Address of Owner: c/o Somerset Development Company LLC, 4115 Wisconsin Avenue, N.W., Suite 210

Single-Member Advisory Neighborhood Commission District(s): 1A-01

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

Application of Cavalier Apartments LP for special exception relief pursuant to: (i) Section 2003.1 to permit the change of a nonconforming use (office) to a retail variety and grocery store in ground floor space (3,750 sq ft.) on the south side of the Hubbard Place Apartments, 3500 14th Street, N.W and (ii) Section 2120.6 to eliminate the parking requirement for a change of use within a historic resource in the R-5-E Zoning District.

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: September __, 2013 Signature*: */Nancy R. Hooff/*

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

Name: George R. Keys, Jr. E-Mail: gkeys@jordankeys.com

Address: Jordan & Keys PLLC, 910 17th Street, N.W., Suite 317, Washington, D.C. 20006-2604

Phone No(s): (202) 483-8300 Fax No: (202) 328-6153

* 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. 18672

Board of Zoning Adjustment
District of Columbia
CASE NO.18672
EXHIBIT NO.1

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

RECEIVED
D.C. OFFICE OF ZONING
2013 SEP 26 PM 12:46

In Re Application of Cavalier Apartments LP for special relief pursuant to: (i) Section 2003.1 to permit the change of an existing nonconforming use to a retail variety and grocery store in ground floor commercial space in the Hubbard Place Apartments and (ii) Section 2120.6 to eliminate the parking requirements for the change of use within a historic resource within the R-5-E Zoning District.

Subject Property.

**Lot 0043, Square 2688
3500 14th Street, N.W.**

JORDAN & KEYS, PLLC
George R. Keys, Jr
910 17th Street, N W , Suite 317
Washington, DC 20006

Dated September 25, 2013

BZA Application No. 18672

TABLE OF CONTENTS

A. Board of Zoning Adjustment Application Form 120	i
B Zoning Self-Certification Form 135 and Form 126 Fee Calculator	ii-iv
C Authorization of Agent	v
D Application Special Exception Relief	1
1 Statement of Existing and Proposed Use	1
2 Site Description	2
3 Surrounding Area Description	2
4. Basis for Special Exception Relief Under §§ 2003 1-2003.4	3
5. Basic for Special Exception Relief Under §§ 2120 6(a) –(d)	4
6 Special Exception Standards Under § 3104 1	6
E. Community Contacts	7
F Conclusion	7
G. Exhibits.	
1. D C Surveyor's Plat of Survey existing building and proposed commercial space	
2. Zoning Location Map	
3. (4) Photographic Views of Existing Building	
4. Tax Map and Listing of Property Owners within 200-ft of Site	
5. Certificates of Occupancy Nos CO0901565, CO0902285 and CO1300798	
6. Historical Rendering of The Cavalier (viewed from the northeast)	
7 Historical Photograph of The Cavalier (viewed from the southeast)	
8 Correspondence with Zoning Administrator/DCRA	

2013 SEP 26 PM 12:46
RECEIVED
D.C. OFFICE OF ZONING