

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
1348-1356 Florida Avenue NE	4068	0116, 0147	C-2-A	Area Variance	§770; §771; §2101.1
		0146, 0145			RECEIVED OFFICE OF ZONING 13 OCT 18 PM 12:55
		0144			
Present use(s) of Property:	Office and Commercial				
Proposed use(s) of Property:	Mixed-Use Residential and Retail				
Owner of Property:	Lock 7 Development, LLC		Telephone No:	202-670-1360	
Address of Owner:	1345 S St. NW, ST Washington DC 20009				
Single-Member Advisory Neighborhood Commission District(s):	5D06				

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

Lock 7 Development, LLC (the "Applicant") submits an application for an area variance from the height requirement (§770), FAR requirement (§771) and parking requirement (§2101.1) to allow the Applicant to develop a multiunit residential structure with ground floor retail in the C-2-A District at 1348-1356 Florida Avenue NE.

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:	10/8/2013	Signature:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Meridith H. Moldenhauer		E-Mail: mmoldenhauer@washlaw.com
Address:	1912 Sunderland Place NW, Washington DC, 20036		
Phone No(s):	(202) 429-9000	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. 181089 Board of Zoning Adjustment

District of Columbia

CASE NO.18688

EXHIBIT NO.1

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
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DIRECT DIAL: (202) 530-1482
DIRECT E-MAIL: mmoldenhauer@washlaw.com

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October 17, 2013

VIA HAND DELIVERY

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: **BZA Application for 1348-1356 Florida Avenue, NE
Square 4068, Lots 116, 147, 146, 145, 144 (the "Property")
Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of Lock 7 Development, LLC (the "Applicant"). Enclosed you will find one original and ten copies of the Application for the above referenced Property. The Applicant requests area variance relief pursuant to 11 DCMR §3103.2 from the height requirement (§770), FAR requirement (§771), and parking requirement (§2101.1) to allow the Applicant to develop a mixed use structure with ground floor retail and residential above at the Property in the C-2-A District.

The application package includes the following materials:

1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Plat showing the existing structure on the Property;
4. BZA Form 126, Fee Calculator;
5. BZA Form 135, Self-Certification;
6. Statement of the Applicant;
7. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property;
8. Baist Atlas Map;
9. Zoning Map; and
10. Architectural Plans & Elevations and Photographs of the Property.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

GRiffin, MURPHY,
MOLDENHAUER & WIGGINS, LLP



By: Meridith H. Moldenhauer

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