



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
2105 10th St. NW	358	5, 6, 802	C-2-B/Arts	Area Variance	772.1 lot occupancy
				Area Variance	774.1 rear yard
Present use(s) of Property:	vacant church, vacant commercial building, vacant lot				
Proposed use(s) of Property:	mixed-use multi-family residential apartments				
Owner of Property:	2101 Morning Bright LLC		Telephone No:	202-393-6445	
Address of Owner:	918 U St. NW Washington DC 20001				
Single-Member Advisory Neighborhood Commission District(s):	1B 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 2101 Morning Bright LLC for area variances pursuant to 11 DCMR Sec. 3103.2 for variances from the lot occupancy (772.1) and rear yard (774.1) provisions to allow construction of a mixed-use residential building at 10th and V streets NW (Square 358, Lots 5, 6, 802). The property is zoned C-2-B/Arts.

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:		Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Suman Sorg	E-Mail:	sumans@sorgarchitects.com
Address:	918 U St. NW Washington DC 20001		
Phone No(s):	202-393-6445	Fax No.:	202-393-6445

* 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.

18723

Board of Zoning Adjustment
District of Columbia
CASE NO. 18723
EXHIBIT NO. 1

INSTRUCTIONS

Any application that is not completed in accordance with the following instructions shall not be accepted.

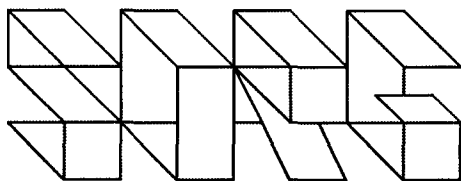
1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. **(All applications must be submitted before 3:00 p.m.)**
3. At the time of filing this application before the Board of Zoning Adjustment (BZA), the Applicant shall complete and submit a Form 126 - Board of Zoning Adjustment Fee Calculator - and pay a filing fee in accordance with the BZA Schedule of Fees - 11 DCMR §3180. **(Check or money order is payable to the "DC Treasurer"; cash and credit/debit card payments will not be accepted.)**
4. If seeking an Expedited Review pursuant to § 3118.2, the applicant shall complete and submit a Form 128 - Waiver of Hearing for Expedited Review.
5. **At the time of filing this application, all applicants are REQUIRED to submit the following information (including one (1) original and ten (10) collated copies):**
 - A. Either a memorandum from the Zoning Administrator at DCRA directing the applicant to the BZA or a Form 135 - Zoning Self-Certification, which requires certification by a licensed architect or attorney.
 - B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor, showing boundaries and dimensions of the existing and proposed structures and accessory buildings and structures.
 - C. Architectural plans and elevations in sufficient detail to clearly illustrate any proposed structure to be erected or altered, proposed landscaping/screens, and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 - Required Specifications for Plats, Plans and Elevations - for the required information on these drawings.)
 - D. A detailed statement of existing and intended use of the structure.
 - E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See the Form 120 Addendum - Applicant's Burden of Proof for Variance and Special Exception Applications.)
 - F. Three color images, not-to-exceed 8½" x 11", showing pertinent features of the structure and the property involved (front, rear, and sides, if possible and applicable).
 - G. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, **and two (2) sets of self-stick labels of the names and mailing addresses of the owners of the properties.** (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 1101 4th Street, SW - West Building, Washington, D.C. 20024.)
 - H. The name and mailing address of any individual who has a lease with the owner for all or part of any structure located on the property involved in the application.
 - I. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change from a conforming use to a non-conforming use is requested, provide a copy of the past authorized uses.

Note: All applications are referred for review and recommendation to the Office of Planning (OP) and the Advisory Neighborhood Commission (ANC) within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly encouraged to contact these agencies to discuss the merits of their application. OP can be reached at (202) 442-7600. ANC information can be ascertained by contacting the Office of Advisory Neighborhood Commissions at (202) 727-9945.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



December 01, 2013

Mr. Lloyd Jordan, Chairman
D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC 23 PM 2:17

Re: BZA Application - 2101 Morning Bright LLC (Square 358, Lots 5, 6, 802)

Dear Mr. Chairman and Members of the Board:

Enclosed please find the Pre-Hearing Submission in support of two area variances to allow the construction of a mixed-use residential project in the Arts/C-2-B District at the northeast corner of 10th and V Streets, NW, including the following:

1. A completed BZA form 120 (application form)
2. A completed BZA form 126 (fee calculator) and check in the amount of \$2,080
3. A completed BZA form 135 (self-certification form)
4. A surveyor's plat of the subject property
5. A statement in support of the application that includes information about the existing and intended use of the property as well as the basis for how the application meets the specific tests identified in the zoning regulations.
6. Photographs of the subject property.
7. Architectural drawings
8. The name and mailing address of the owners of all property within 200 feet of the subject property, in mailing label format.

Please contact us if you require any additional information or we can answer any questions. Thank you very much for your consideration.

Sincerely,

Suman Sorg