



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
819 D Street, N E	916	74, 811 (67), 818	R-4	Area Variance	401 1
				Area Variance	401 3
				Area Variance	406

Present use(s) of Property Church and administrative buildings

Proposed use(s) of Property Multiple dwelling and two flats

Owner of Property Way of the Cross Church of Christ, Inc

Telephone No 443-994-1188

Address of Owner 819 D Street, N E , Washington, DC 20002

Single-Member Advisory Neighborhood Commission District(s) 6A03

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

Application of 819D, LLC, pursuant to 11 DCMR § 3103 2 for area variances under Sections 401 1, 401 3, and 406 1 to allow the renovation and conversion of a vacant church and two adjacent administrative buildings, into 30 residential units in the R-4 District at 819 D Street, N E (Square 916, Lots 74, 811 (67), and 818)

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 12/23/13

Signature*

Christopher H. Collins

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

Name Christopher H. Collins

E-Mail* chris.collins@hklaw.com

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

Phone No(s) 202-457-7841

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. 18724 Board of Zoning Adjustment
District of Columbia

CASE NO. 18724

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

December 23, 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 – 819 D Street, N E
(Square 916, Lots 74, 811 (67), 818)

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Dear Board Members

Enclosed please find one original and 10 copies of an application filed by 819D, LLC, contract purchaser of property located at 819 D Street, N E This application requests approval of variances from Sections 401 1, 401 3, and 406.1 of the Zoning Regulations to allow for the conversion of an existing church and adjacent townhouses to residential use at the above-referenced property The following materials are enclosed

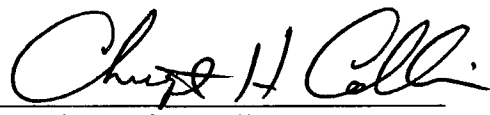
- A fee totaling \$3,120 00,
- A completed BZA Application Form 120,
- A completed BZA Self-Certification Form 135,
- A statement of existing and intended uses of the subject property,
- A statement explaining how the application meets the specific tests identified in the Zoning Regulations,
- A building plat prepared by the D.C Surveyor,
- Photographs of the subject property,
- Architectural drawings of the interior space,
- 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,

- A letter from 819D, LLC, the contract purchaser of the subject property, authorizing Holland & Knight LLP to file the application, and
- A letter from the Way of the Cross Church of Christ, Inc , the owner of the subject property, authorizing 819 D, LLC to represent it for its application

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 
Christopher Collins

Attachments

cc: Joel Lawson, D C Office of Planning (via Hand Delivery)
Jamie Henson, DDOT (via Hand Delivery)
ANC 6A (via U S Mail)
David Holmes, ANC 6A03 (via U S Mail)

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