



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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 1815 Riggs Place, NW | 133    | 818        | DC/R-5-B         | Area Variance                                      | 2001.3                                                                                   |
|                      |        |            |                  |                                                    |                                                                                          |
|                      |        |            |                  |                                                    |                                                                                          |
|                      |        |            |                  |                                                    |                                                                                          |

Present use(s) of Property: Residential

Proposed use(s) of Property: Residential

Owner of Property: 1815 RIGGS LLC

Telephone No: 301-320-9595

Address of Owner: 2801 New Mexico Avenue, NW #315 Washington, DC 20007

Single-Member Advisory Neighborhood Commission District(s): 2B01

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

Application of 1815 RIGGS LLC, pursuant to 11DCMR Section 3103.2, for an area variance from the nonconforming structure requirements of Section 2001.3 to allow an addition to an existing building for residential use in the DC/R-5-B District at 1815 Riggs Place, N.W. (Square 133, Lot 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:

11/15/14

Signature\*:

Kyrus L. Freeman

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

Name:

Kyrus L. Freeman, Esq.

E-Mail:

kyrus.freeman@hklaw.com

Address:

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

Phone No(s):

202-862-5978

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.

18734

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 18734  
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

Kyrus Lamont Freeman  
(202) 862-5978  
kyrus.freeman@hklaw.com

January 16, 2014

*Via Hand Delivery*

Board of Zoning Adjustment  
for the District of Columbia  
441 4th Street, N.W., Suite 210S  
Washington, DC 20001

Re: **BZA Application – 1815 Riggs Place, N.W. (Square 133, Lot 818)**

Dear Board Members:

On behalf of 1815 Riggs LLC, as owner of the above-reference property, we submit an application and supporting materials pursuant to 11 DCMR § 3103.2 for an area variance from the nonconforming structure requirements under §2001.3 to allow an addition to an existing building for residential use in the DC/R-5-B District at premises 1815 Riggs Place, N.W., Washington, D.C. (Square 133, Lot 818). Enclosed are the following materials:

- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Building plat showing the boundaries of the subject property and the footprint of the improvements;
- A statement of existing and intended uses of the subject property;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- Photographs of the subject property;
- 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 completed BZA Form 126 (fee calculator) and a check in the amount of \$1,040.00;

RECEIVED  
J.C. OFFICE OF ZONING  
2014 JAN 16 AM 1:13

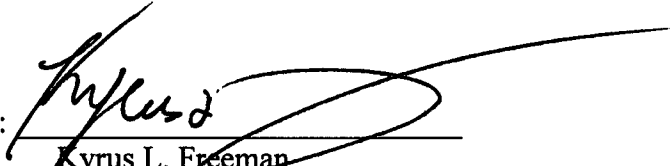
- Letter authorizing Holland & Knight LLP to file this application; and
- Architectural Plans and Elevations.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By:

  
Kyrus L. Freeman

Attachments

cc: Jennifer Steingasser, OP  
Advisory Neighborhood Commission 2B  
Mike Feldstein, Advisory Neighborhood Commission 2B01

RECEIVED  
D.C. OFFICE OF ZONING  
2014 JAN 16 AM 1:13