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February 27, 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 No. 18734
1815 Riggs Place, N.W. (Square 133, Lot 818)

RECEIVED
D.C. OFFICE OF ZONING
2014 FEB 27 PM 1:15

Dear Members of the Board:

On behalf of 1815 Riggs LLC, we are submitting herewith an original and ten copies of the following materials:

1. A revised application form (Form 120) indicating that the Applicant is amending the application to add two new areas of relief (i.e. the court requirements of §§ 406.1 and 2001.3(b)(2) and a variance from the Inclusionary Zoning applicability requirements of § 2602.1(c)(iii));
2. A fee calculator form (Form 126) and a check in the amount of \$2080.00 for the new areas of relief; and
3. A Certificate of Mailing confirming that the Applicant sent a memorandum to the owners of property within 200 feet of the subject property and to ANC 2B on February 25, 2014, indicating that the application was being amended to include the additional relief.

We look forward to the Board's hearing on this matter on April 1, 2014.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: 
Kyrus L. Freeman

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18734
EXHIBIT NO. 24
EXHIBIT NO. 24



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
1815 Riggs Place, N.W.	133	818	DC/R-5-B	Area Variance	§ 2001.3
				Area Variance	§§ 406.1 and 2001.3(b)(2)
				Area Variance	§ 2602.1(c)(iii)

Present use(s) of Property: Two story multiple dwelling building

Proposed use(s) of Property: Three story multiple dwelling building

Owner of Property: 1815 Riggs LLC

Telephone No:

Address of Owner: 2801 New Mexico Ave., N.W., Apt. 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 § 3103.2, for area variances from the nonconforming structure provisions of § 2001.3; the open court requirements of §§ 406.1 and 2001.3(b)(2); and the Inclusionary Zoning applicability requirements of § 2602.1(c)(iii), 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. (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:

2/26/14

Signature*:

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

Name:

Kyrus L. Freeman

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

Attachments

cc. Paul Goldstein, OP
Advisory Neighborhood Commission 2B
Mike Feldstein, Advisory Neighborhood Commission 2B01



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 126 – BOARD OF ZONING ADJUSTMENT FEE CALCULATOR

Per §3180 of the Zoning Regulations, at the time of the filing of an application or an appeal with the Board of Zoning Adjustment, the applicant or appellant shall pay a filing fee in accordance the fee calculator below. In the case of an application combining two (2) or more actions, or for an application requesting consideration of more than one alternative, the fee shall be the total of the amounts for each action or alternative computed separately. However, for applications involving owner-occupied, one-family dwellings or flats, regardless of the number of variances, special exceptions, or alternatives requested, the fee is three hundred and twenty-five dollars (\$325.00). A department, office, or agency of the Government of the District of Columbia shall not be required to pay a filing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

APPLICATION OR APPEAL TYPE: FEE UNIT TOTAL
VARIANCE:

Owner-Occupied Dwelling	\$325		
All Other Variances Per Section Requested	\$1,040	2	\$2080.00

TOTAL FOR VARIANCES:

SPECIAL EXCEPTION:

Parking Lot/Garage/Accessory Parking (per space)	\$104		
Child Development Center (per student)	\$33		
Private School (per student)	\$33		
Residential Under §353	\$520		
CBRF (per person)	\$104		
Office Use in SP (per 100 square feet)	\$52		
Roof Structures	\$2,600		
Hotel or Inn in SP (per room or suite)	\$104		
Gasoline Service Station	\$5,200		
Repair Garage	\$1,560		
Home Occupation	\$1,560		
Accessory Apartment Under §202	\$325		
Theoretical Lot Under §2516	\$1,560		
Additional Theoretical Lot Under §2516	\$520		
Recycling Facility Under §802	\$5,200		
Antenna Under §211	\$2,600		
Any Other Special Exception	\$1,560		
Chancery (per 100 square feet)	\$65		
Owner-Occupied Special Exception	\$325		
Time Extension/Modification – Owner Occupied	\$130		
Time Extension/Modification – All other (percentage of filing fee)	26%		

TOTAL FOR SPECIAL EXCEPTIONS:

APPEAL:

NCPC/ANCs/Citizens Association/Civic Association/Not-for-Profits	\$0		
All other organizations, groups or persons	\$1,040		

TOTAL FOR APPEALS:

GRAND TOTAL: \$2080.00

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)

Name: Kyrus C Freeman Signature: [Signature]

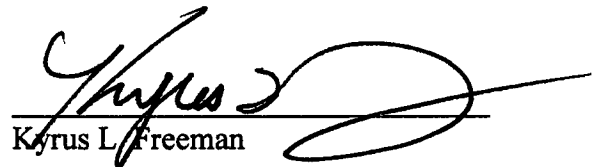
Exhibit No. _____

Last Revised (10/18/10)

Case No. _____

Certificate of Mailing

I HEREBY CERTIFY that a Memorandum indicating that Application No 18734 has been revised to indicate that the Applicant is seeking a variance from the nonconforming structure provisions under subsection 2001 3, a variance from the open court requirements under subsections 406 1 and 2001 3(b)(2), and a variance from the Inclusionary Zoning applicability requirements under subsection 2602 1(c)(iii) 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 (Square 133, Lot 818) (Underlined indicates revised language). A copy of the memorandum, which was mailed to the owners of property within 200 feet of the perimeter of the subject property and Advisory Neighborhood Commission 2B on February 25, 2014 is attached hereto.


Kyrus L. Freeman

2/25/14
Date

Memorandum - VIA U.S. Mail

Date February 25, 2014

To Owners of Property within 200 feet of
Square 133, Lot 818 and Advisory
Neighborhood Commission 2B

From Kyrus L. Freeman, Esq

Re Board of Zoning Adjustment Application No
18734 - **Revised** Notice of Public Hearing

Kyrus L. Freeman
202-862-5978
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This is a **revised** notice of public hearing. Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C. 20001 on Tuesday, April 1, 2014 to consider the following application:

Application of 1815 RIGGS LLC, pursuant to 11 DCMR § 3103.2, for a variance from the nonconforming structure provisions under subsection 2001.3, a variance from the open court requirements under subsections 406.1 and 2001.3(b)(2), and a variance from the Inclusionary Zoning applicability requirements under subsection 2602.1(c)(iii) 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. (Square 133, Lot 818) (Underlined indicates revised language).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR § 3106.2.

This case is in Advisory Neighborhood Commission 2B. This application will be heard at 9:30 a.m. Pursuant to the Board's Rules of Practice and Procedure (11 DCMR §§ 3113.14 through 3113.20), the notice sign will be posted at least 15 days prior to the hearing and will be checked at least once every five days, and replaced when necessary. An affidavit concerning the original posting of the sign will be filed with the Board at least five days prior to the hearing.

If you have any questions about this application, you may call the Office of Zoning at (202) 727-6311, or visit the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

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