



**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
1031 4th Street, NW	0526	0836,0816,0815	C-2-C/DD	Variance	775.5 and 774.1
1031 4th Street, NW	0526	0838,0837,0808	C-2-C/DD	Variance	2101.1 and 2201.1
1031 4th Street, NW	0526	0811,0810,0809	C-2-C/DD	Special Exception	411 and 770.6

Present use(s) of Property: Lots 815, 816, 808, 809, 810 and 811 are vacant; Lots 836, 837 and 838 are improved with existing row structures.

Proposed use(s) of Property: Mixed use with ground floor retail and nine stores of residential apartments above

Owner of Property: 1031 4th Street, LLC **Telephone No:** 202-669-9929

Address of Owner: 1750 K Street, NW, Suite 200, Washington, DC 20006

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 6 E 0 7

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

Application of 1031 4th Street, LLC, pursuant to §§ 3103.2 and 3104.1, for area variances from the side yard requirements of § 775.5; rear yard requirements of § 774.1; parking requirements of § 2101.1; and loading requirements of § 2201.1, and special exception relief from the roof structure requirements of § 411 and 770.6, to allow the construction of a new mixed-use building with ground floor retail and nine stories of residential apartments in the C-2-C/DD District at 1031 4th Street, N.W. (Square 526, Lots 815, 816, 836, 837, 838, 808, 809, 810, and 811).

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: 2/26/2014 **Signature*:** Norman M. Glasgow, Jr.

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

Name: Norman Glasgow, Jr. **E-Mail:** norman.glasgowjr@hklaw.com
Address: 800 17th Street, NW - Suite 1100 **Phone No.:** 202.419.2460
City, State, Zip: Washington, DC 20006 **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. _____