



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
621 P Street NW	0445	0158	R-4	Special Exception	§2003.1

Present use(s) of Property: Mixed use nonconforming commercial/office use and apartment use

Proposed use(s) of Property: Mixed use café/restaurant use and apartment use

Owner of Property: Rhonda Chapelle

Telephone No:

202-236-0474

Address of Owner:

621 P Street NW WDC 20007

Single-Member Advisory Neighborhood Commission District(s): 6E02

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

The lessee of 621 P Street NW submits an application for a special exception to allow the Applicant to convert a nonconforming use to a cafe/restaurant on the first floor and cellar in an R-4 District.

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:

1/7/14

Signature*:

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

Name:

Meridith Moldenhauer

E-Mail:

mmoldenhauer@washlaw.com

Address:

1912 Sunderland Place NW

Phone No(s):

(202) 530-1482

Fax No.:

* 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.

18743

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
ASHLEY E. WIGGINS (DC, MD, VA)
MERIDITH H. MOLDENHAUER (DC, MD, VA)
ERIC M. DANIEL (MD, DC)

DIRECT DIAL: (202) 530-1482
DIRECT E-MAIL: MMOLDENHAUER@WASHLAW.COM

RECEIVED
D.C. OFFICE OF ZONING
2014 FEB 20 AM 11:40

February 20, 2014

VIA HAND DELIVERY

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**Re: BZA Application for 621 P Street, NW
Square 0445, Lot 0158 (the "Property") – Special Exception Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of the commercial lessee at 621 P Street NW (the "Applicant"). Enclosed you will find one original and ten copies of the Application for the above referenced Property. The Applicant requests special exception relief, pursuant to 11 DCMR §3104, from §2003.1 regarding changing nonconforming uses within structures to allow the Applicant to convert a nonconforming use to a restaurant café on the first floor and cellar of the Property at premises 621 P Street, NW, Washington, DC in the R-4 District.

The application package includes the following materials:

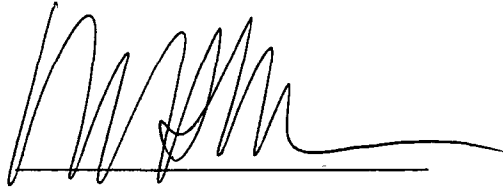
1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Plat showing the existing structure on the Property;
4. BZA Form 126, Fee Calculator;
5. BZA Form 135, Self-Certification;
6. Statement of the Applicant;
7. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property;
8. Baist Atlas Map;
9. Certificates of Occupancy;
10. Bankers Business Management Services, Inc. Advertisement;
11. Affidavit of Owner;
12. Zoning Map; and
13. Architectural Plans and Photographs of the Property.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in black ink, appearing to read 'M. Moldenhauer', written over a horizontal line.

By: Meredith H. Moldenhauer

RECEIVED
N.C. OFFICE OF ZONING
2014 FEB 20 AM 11:40