



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
1412 4th Street SW	0547	0024	R-3	Use Variance	320.3, 3103.2
Present use(s) of Property:		Nonprofit office			
Proposed use(s) of Property:		Nonprofit office			
Owner of Property:		Channel Square Housing LLC		Telephone No:	(202) 363-2090
Address of Owner:		c/o Somerset Dev. Co. LLC, 4115 Wisc. Ave., NW, Ste. 210, Washington D.C. 20016			
Single-Member Advisory Neighborhood Commission District(s):		6D04			

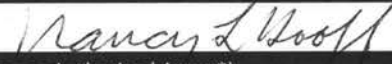
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application of Channel Square Housing LLC for a use variance pursuant to Section 3103.2 of the Zoning Regulations to use a portion of the 1st floor of the building located at 1400-1436 4th Street, S.W. (approximately 4,625 sq. ft.) with an address of 1412 4th Street, S.W. for use as nonprofit offices in the R-3 Zoning 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:	MARCH 12, 2014	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	George R. Keys, Jr.	E-Mail:	gkeys@jordankeys.com
Address:	Jordan & Keys PLLC, 910 17th Street, NW, Ste. 317, Washington, D.C. 20006-2604		
Phone No(s):	(202) 483-8300	Fax No.:	(202) 328-6153

* 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.

18768
Board of Zoning Adjustment
District of Columbia
CASE NO.18760
EXHIBIT NO.1

RECEIVED
J.C. OFFICE OF ZONING
2014 MAR 18 PM 12:16

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

In Re: Application of Channel Square Housing LLC for a use variance pursuant to Section 3103.2 of the Zoning Regulations to permit the use of a portion of the first floor of the building located at 1400-1436 4th Street, S.W. (approximately 4,625 sq. ft.) with an address of 1412 4th Street, S.W. for use as nonprofit offices within the R-3 Zoning District.

Subject Property:

**Lot 0024, Square 547
1412 4th Street, S.W.**

**JORDAN & KEYS, PLLC
George R. Keys, Jr.
910 17th Street, N.W., Suite 317
Washington, DC 20006**

Dated: March 11, 2014

BZA Application No. 18760

TABLE OF CONTENTS

A. Board of Zoning Adjustment Application Form 120	i
B Zoning Self-Certification Form 135 and Form 126 Fee Calculator	ii-iv
C. Authorization of Agent	v
D. Application Use Variance Relief	1
1. Statement of Existing Use	1
2. Site Description and Zoning History	2
3. Surrounding Area Description	2
4. Basis for Variance Relief Under § 3103.2	3
Extraordinary or Exceptional Situation or Condition	4
Exceptional and Undue Hardship	5
No Harm to the Public or Zone Plan	5
E. Community Contacts	6
F. Conclusion	6
G. Exhibits:	
1. D.C. Surveyor's Plat of Survey of Lot 24, Square 547	
2. Zoning Location Map	
3. Aerial View of Channel Square Apartments (Lot 24, Square 547)	
4. (4) Photographic Views of Existing Building (containing 1412 4 th Street, S.W.)	
5. Tax Map and Listing of Property Owners within 200-ft of Site	
6. Floor Plan of existing 1 st Floor of subject property (1412 4 th Street, S.W.)	
7. BZA Appeal No. 9210 – D.C. Redevelopment Land Agency (December 7, 1967)	
8. Certificates of Occupancy Nos. B140725, B168388, CO39135 and CO1400816	