



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
1547 7th Street, N.W.	445	197	C-2-A	Area Variance	772.1;774.1;776.4;2001.3
				Special Exception	411.11

Present use(s) of Property: Vacant

Proposed use(s) of Property: Commercial and residential

Owner of Property: Williams Seven Street LLC

Telephone No:

202-478-6299

Address of Owner: PO BOX 26176; Washington, DC 20001-0176

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:

Application of Williams Seven Street LLC, as owner of the subject property, pursuant to 11 DCMR, Section 3103.2 and Section 3104.1, for a variance from the lot occupancy requirements of Section 772.1; a variance from the rear yard requirements of Section 774.1; a variance from the court area requirements of Section 776.4; a variance from the nonconforming structure requirements of Section 2001.3; and a special exception from the roof structure requirements pursuant to Section 411.11 to allow the addition to and renovation of an existing building for commercial and residential use in the

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 24, 2014

Signature*:

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, NW 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. 18762

Board of Zoning Adjustment
District of Columbia
CASE NO.18762
EXHIBIT NO.1

Holland & Knight

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Holland & Knight LLP | www.hklaw.com

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

March 24, 2014

Via Hand Delivery

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

Re **BZA Application – 1547 7th Street, N.W. (Square 445, Lot 197)**

Dear Board Members

On behalf of Williams Seven Street LLC, as the owner of 1547 7th Street, N W (Square 445, Lot 197), we submit an application and materials pursuant to 11 DCMR, Section 3103.2 and Section 3104.1 for a variance from the lot occupancy requirements of Section 772.1, a variance from the rear yard requirements of Section 774.1, a variance from the court area requirements of Section 776.4, a variance from the nonconforming structure requirements of Section 2001.3, and a special exception from the roof structure requirements pursuant to Section 411.11 to allow the addition to, and renovation of, an existing building for commercial and residential use in the C-2-A District at the Site. Enclosed are the following materials:

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$6,776.00,
- A completed BZA Form 120 (application),
- A completed BZA Form 135 (self-certification),
- A letter from Williams Seven Street LLC authorizing Holland & Knight LLP to file this application,
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations,
- A statement of existing and intended uses of the subject property,

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March 24, 2014

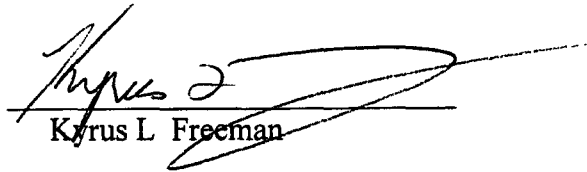
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- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format,
- Photographs of the subject property,
- A building plat showing the boundaries and dimensions of the subject property, 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 6E
Commissioner Kevin Chapple, ANC 6E02

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