



**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
1326 Florida Avenue, NE	4068	0835	C-2-A	Area Variance	2101.1
				Special Exception	411.11

Present use(s) of Property: Vacant commercial

Proposed use(s) of Property: Multiple dwelling

Owner of Property: Florida Avenue Joint Venture, LLC Telephone No: 301-983-1400

Address of Owner: 14672 South Lawn Lane, Suite 0, Rockville, MD 20850

Single-Member Advisory Neighborhood Commission District(s): 5D06

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

Application of Ditto Residential, LLC, pursuant to Sec. 3103.2, for an area variance from the parking requirements of Sec. 2101.1, and a special exception for roof structure setback under Section 411.11, to allow the construction of a new four-story plus cellar 45-unit residential building in the C-2-A District at 1326 Florida Avenue, N.E. (Square 4068, Lot 835).

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: May 29, 2014

Signature*: 

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

Name: Christopher H. Collins E-Mail: chris.collins@hklaw.com

Address: 800 17th Street, N.W., Suite 1100, Washington, DC 20006

Phone No(s): (202) 457-7841 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. _____

Board of Zoning Adjustment
District of Columbia
CASE NO.18785
EXHIBIT NO.23