



**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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 4700-4704 Wisconsin Ave NW | 1733   | 0834,0833,0800 | C-2-A            | Variance                                           | 2101.1                                                                                   |
|                            |        |                |                  |                                                    |                                                                                          |
|                            |        |                |                  |                                                    |                                                                                          |
|                            |        |                |                  |                                                    |                                                                                          |

**Present use(s) of Property:** Two low-rise commercial buildings

**Proposed use(s) of Property:** New four-store, mixed-use building with 16 residential units plus cellar and ground floor retail.

**Owner of Property:** 47th Avenue, LLC **Telephone No:** 202.365.3334

**Address of Owner:** 4825 Dexter Terrace, NW, Washington, DC 20007

**Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)** 3 E 0 3

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

Application of 47th Avenue, LLC, pursuant to 11 DCMR § 3103.2, for a variance from the off-street parking requirements of § 2101.1, to allow the construction of a new four-story mixed-use building with 16 residential units plus cellar and ground floor retail in the C-2-A District at 4700-4704 Wisconsin Avenue, N.W. (Square 1733, Lots 800, 833, and 834).

**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:** 7/24/2014 **Signature\*:** Mary Carolyn Brown

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

**Name:** Mary Carolyn Brown **E-Mail:** carolyn.brown@hklaw.com  
**Address:** Holland & Knight LLP, 800 17th Street, NW, Suite 1100 **Phone No.:** 202.862.5990  
**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**

Board of Zoning Adjustment  
District of Columbia  
CASE NO.18839  
EXHIBIT NO.1

**Exhibit No. 1**

**Case No.** \_\_\_\_\_