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Our File 366717 0000

October 2, 2014

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

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D.C. OFFICE OF ZONING
2014 OCT -7 PM 2:48

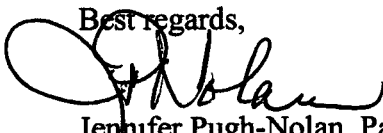
Re. **BZA 18890** – *Request for Variance and Special Exception Relief for 646-694 H Street, NE*

To the Staff of the Board of Zoning Adjustment.

We filed the above referenced Request through IZIS on Monday, September 29, 2014 and caused 2 paper copies on Tuesday, September 30, 2014.

Please find enclosed the paper version BZA Form 120 – Application for Variance / Special Exception signed by Ms Giordano. The Form 120 was not signed when delivered to the BZA on Monday.

Please let us know if you need anything further. Thank you.

Best regards,

Jennifer Pugh-Nolan, Paralegal
Saul Ewing LLP

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Encls.

cc: File



**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
646-654 H St., N.E., Washington, DC	858	1,2,800,801,802	C-2-B; HS-H	Area Variance	2101.1, 2115.2, 2201.1
				Special Exception	1325

Present use(s) of Property:	Retail		
Proposed use(s) of Property:	Mixed-Use Residential and Retail		
Owner of Property:	Rock Creek Property Group, LLC	Telephone No:	(202) 835-1212
Address of Owner:	1155 Connecticut Avenue, N.W., Suite 700, Washington, D.C. 20036		
Single-Member Advisory Neighborhood Commission District(s):	6C-05		
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:			

Application of Rock Creek --650 LLC, pursuant to 11 DCMR § 3103.2, for a variances from the parking requirement of section 2101.1, the parking space size requirements of 2115.2 and the loading requirements of section 2201.1, and pursuant to 11 DCMR §§ 3104.1 and 1325.1, a special exception to allow an addition that increases the gross floor area of an existing building by more than 50% on a lot that has 6,000 square feet or more of land area, in the H Street Northeast Neighborhood Commercial Overlay ("HS") District in the HS/C-2-B District at premises 646-654 H Street, N.E. (Square 858. Lots 1, 2, 800, 801, and 802.)

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:	September 29, 2014	Signature*:	<i>Cynthia A. Giordano</i>
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Cynthia A. Giordano, Esq.	E-Mail:	cgiordano@saul.com
Address:	Saul Ewing LLP, 1919 Pennsylvania Avenue, NW, Suite 550, Washington, D.C. 20006		
Phone No(s)::	202-295-6612	Fax No.:	202-337-6065

* 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. _____



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OF THE DISTRICT OF COLUMBIA**



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				Special Exception	1325

Present use(s) of Property: Retail

Proposed use(s) of Property: Mixed-Use Residential and Retail

Owner of Property: Rock Creek Property Group, LLC Telephone No: (202) 835-1212

Address of Owner: 1155 Connecticut Avenue, N.W., Suite 700, Washington, D.C. 20036

Single-Member Advisory Neighborhood Commission District(s): 6C-05

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Date: September 29, 2014 Signature*: *Cynthia A. Giordano*

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

Name: Cynthia A. Giordano, Esq. E-Mail: cgiordano@saul.com

Address: Saul Ewing LLP, 1919 Pennsylvania Avenue, NW, Suite 550, Washington, D.C. 20006

Phone No(s): 202-295-6612 Fax No.: 202-337-6065

* 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.

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