



**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 Street, NE	0858	0802,0801,0800,0002,000	HS-H / C-2-C	Special Exception, Variance	2101.1,2115.2,2201.1,1325

**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, DC 20036

**Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)**      6   C   0   5

**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 Sec. 3103.2, for a variance from the parking requirement of Section 2101.1, the parking space size requirements of 2115.2 and the loading requirements of 2201.1, and pursuant to 11 DCMR Secs. 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-C 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:** 9/29/2014      **Signature\*:** Cynthia A Giordano, Esq.

**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      **Phone No.:** 202-295-6612

**City, State, Zip:** Washington, DC 20006-3434      **Fax No.:** 202-295-6712

*\* 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.18890  
EXHIBIT NO.1

**Exhibit No. 1**

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