

**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
1218 9th Street NW	0368	0174	C-2-A	Variance	771.2 and 2101.1

**Present use(s) of Property:** Three vacant row dwellings

**Proposed use(s) of Property:** Commercial

**Owner of Property:** Jemal's 9th Street Gang of 3 LLC      **Telephone No:** 202.638.6300

**Address of Owner:** 702 H Street, Suite 400, N.W., Washington, DC 20001

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

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

Jemal's 9th Street Gang of 3 LLC seeks a variance from the FAR requirements of section 771.2 and a variance from the off-street parking requirements of section 2101.1 to permit an FAR of 2.07 for commercial uses where a maximum FAR of 1.5 is permitted for non-residential uses; and to provide no off-street parking spaces where 14 are required in the C-2-A District at 1218 9th Street, N.W.

**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:	10/14/2014	Signature*:	Leila Batties	
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**To be notified of hearing and decision (Owner or Authorized Agent\*):**

Name:	Leila M. Jackson Batties	E-Mail:	leila.batties@hklaw.co	
Address:	Holland & Knight, 800 17th Street, NW	Phone No.:	202.419-2583	
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.18905

EXHIBIT NO.1

**Exhibit No. 1**

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