



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, N.W.	368	174	C-2-A	Area Variance	§ 771.2
				Area Variance	§ 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, D.C. 20001

Single-Member Advisory Neighborhood Commission District(s): 2F06

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: October 14, 2014 Signature*: Leila Batties

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

Name: Leila M. Jackson Batties E-Mail: leila.batties@hklaw.com

Address: Holland & Knight, 800 17th Street, N.W., Washington, DC 20006

Phone No(s): 202-419-2583 Fax No.:

* 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.18905

EXHIBIT NO.3