



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
3220 Prospect Street, NW	1207	104,838,839	C-2-A	Area Variance ☒	2201
		840,841,843,806			

Present use(s) of Property: surface parking lot

Proposed use(s) of Property: retail

Owner of Property: Weaver Prospect LLC, WT Weaver & Son Telephone No: 202.721.1116

Address of Owner: 1208 Wisconsin Avenue, NW; WDC 20007

Single-Member Advisory Neighborhood Commission District(s): 2E05

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

See attached.

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:	Feb. 2, 2015	Signature*:	James Byer Weaver III
To be notified of hearing and decision (Owner or Authorized Agent*)			
Name:	John Epting	E-Mail:	jepting@goulstonstorrs.com
Address:	1999 K St., NW, Suite 500; WDC 20006		
Phone No(s):	202.721.1100	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.18977
EXHIBIT NO.4



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
3220 Prospect St. NW	1207	104,838,839,840,841,843,906	C-2-A
Single-Member Advisory Neighborhood Commission District(s): 2E05			

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐ §3103.2 - Use Variance	☒ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections	2201		

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

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 form 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)

Owner's Signature <i>James Bryce Weaver III</i>		Owner's Name (Please Print) <i>James Bryce Weaver III</i>	
Agent's Signature		Agent's Name (Please Print)	
Date	D.C. Bar No.	or	Architect Registration No.

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for Filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____
Signature	Date

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA

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Single-Member Advisory Neighborhood Commission District(s): **2E05**

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Pursuant to Subactions	2201		

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- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

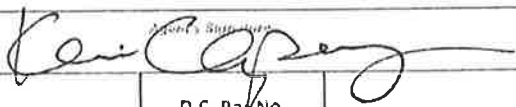
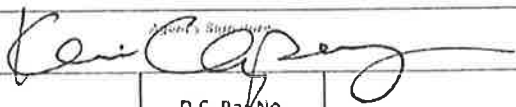
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The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

**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 form 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)**

Owner's Signature 		Owner's Name (Please Print) 	
Agent's Signature 		Agent's Name (Please Print) KEVIN SPERRY	
Date	D.C. Bar No.	or	Architect Registration No. ARC 5826

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations.
Explanation _____	
Signature	Date

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. _____

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	NA	NA	NA	20,640 sf	NA
Lot Width (ft. to the tenth)	200'	NA	NA	200'	NA
Lot Occupancy (building area/lot area)	NA	NA	100%	85%	NA
Floor Area Ratio (FAR) (floor area/lot area)	NA	NA	1.5 (com'l)	1.5 (com'l)	NA
Parking Spaces (number)	86 spaces	93 spaces	NA	96 spaces	NA
Loading Berths (number and size in ft.)	NA	2 @ 30'	NA	0	2 berths, platforms, and space
Front Yard (ft. to the tenth)	NA	NA	NA	NA	NA
Rear Yard (ft. to the tenth)	NA	15'	NA	15'	NA
Side Yard (ft. to the tenth)	NA	NA	NA	0'	NA
Court, Open (width by depth in ft.)	NA	NA	NA	NA	NA
Court, Closed (width by depth in ft.)	NA	NA	NA	NA	NA
Height (ft. to the tenth)	NA	NA	50'	50'	NA

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.





W.T. Weaver & Sons, Inc.

1208 WISCONSIN AVE. N.W. • WASHINGTON, D.C. 20007

TEL. (202) 333-4200

FAX (202) 333-4154

E-MAIL W.T.WEAVER@EROLS.COM

WWW.WEAVERHARDWARE.COM

ARCHITECTURAL HARDWARE

• DESIGNER BATH FIXTURES & ACCESSORIES

• FINE BRASSES

• DECORATOR HARDWARE

October 10, 2014

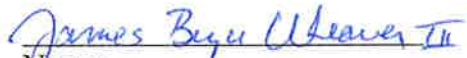
Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Request for Variance Relief from Loading Requirements (Square 1207, Lots 104, 838, 839, 840, 841, 843, 906)

Dear Chairperson Jordan and Members of the Board,

On behalf of WT Weaver & Sons, Inc., the owner of property located in Square 1207, lots 839, 840, 841, 843, and 906, I hereby authorize the law firm of Goulston & Storrs to represent us in all proceedings related to the above-referenced application. Please feel free to contact me should you have any questions.

Sincerely,


Name:
Title:



W.T. Weaver & Sons, Inc.

1208 WISCONSIN AVE. N.W. • WASHINGTON, D.C. 20007

TEL. (202) 333-4200

FAX (202) 333-4154

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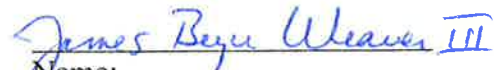
Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Request for Variance Relief from Loading Requirements (Square 1207, Lots
104, 838, 839, 840, 841, 843, 906)

Dear Chairperson Jordan and Members of the Board,

On behalf of Weaver Prospect, LLC, the owner of property located in Square 1207, lots 104 and 838, I hereby authorize the law firm of Goulston & Storrs to represent us in all proceedings related to the above-referenced application. Please feel free to contact me should you have any questions.

Sincerely,


Name:
Title:

February 3, 2015

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Request for Variance Relief from Loading Requirements (Square 1207, Lots
104, 838, 839, 840, 841, 843, 906)

Dear Chairperson Jordan and Members of the Board,

On behalf of McCaffery Interests, the developer of the above-referenced property, I
hereby authorize the law firm of Goulston & Storrs to represent us in all proceedings related to
the above-referenced application. Please feel free to contact me should you have any questions.

Sincerely,



Name: Juan Cameron
Title: VP