



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
1300 H Street, N.E.	1026	97 - 103	HS-A/C-2-A	Special Exception	§ 1320.4(f)
				Special Exception	§§ 1324.10 and 1325.1
				Special Exception	§§ 770.6 and 411.5
				Variance	§ 2101.1

Present use(s) of Property: Vacant building

Proposed use(s) of Property: Mixed-use residential with ground floor retail

Owner of Property: District of Columbia, DMPED Telephone No: (202) 727-6365

Address of Owner: 1350 Pennsylvania Avenue N.W. Washington, DC 20004

Advisory Neighborhood Commission: 6A Single-Member District(s): 6A06

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

Application of 1300 H Street NE LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for a special exception under (i) § 1320.4(f) for new construction on a lot having more than 6,000 square feet;

(ii) §§ 1324.10 and 1325.1 to provide no primary residential entrance on H Street, NE; and (iii) §§ 770.6 and 411.5 to provide a roof structure with multiple heights; and a variance from § 2101.1 to provide

8 parking spaces where 30 spaces are required, to establish a mixed-use residential building with ground floor retail in the HS-A/C-2-A District at premises 1300 H Street, N.E. (Square 1026, Lots 95-103).

EXPEDITED REVIEW REQUEST

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: 4/15/15 Signature*: Christine Shiker

* 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.

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

Name: Christine Moseley Shiker E-Mail: christine.shiker@hklaw.com
Address: Holland & Knight LLP, 800 17th Street, N.W., Suite 1100, Washington, D.C. 20006
Phone No.: (202) 457-7167 Fax No.: (202) 955-5564

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.19026
EXHIBIT NO.5