



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
1140 Florida Ave NE	4070	0084	C-2-A	Special Exception, Variance	771.2, 772.1, 2101.1, 3405.1

Present use(s) of Property: Mixed use (commercial / apartment)

Proposed use(s) of Property: Mixed use (commercial / apartment)

Owner of Property: 1106 Montello LLC Telephone No: 3019434501

Address of Owner: 1106 Montello LLC, Washington DC 20002

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

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

1106 Montello LLC, pursuant to 11 DCMR § 3103.2, for variances from the floor area ratio requirements under § 771.2, the lot occupancy requirements under § 772.1, and the number of parking space requirements under § 2101.1 and a special exception to green area ratio requirements under § 3401 to allow the construction of a two-story addition to an existing two-story mixed use building in the C-2-A District at premises 1140 Florida Ave N.E. (Square 4070, Lot 84).

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: 5/27/2015 Signature*: Will Teass

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

Name: Will Teass E-Mail: email@teass-warren.com

Address: 515 M St SE, Suite 200 Phone No.: 2026836260

City, State, Zip: Washington, DC 20003

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

Board of Zoning Adjustment
District of Columbia
CASE NO.19061
EXHIBIT NO.1

Exhibit No. 1

Case No.