



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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 1200 Potomac Avenue SE | 1021   | 0034       | R-5-B            | Variance                                           | 350.1, 3129.7                                                                            |
|                        |        |            |                  |                                                    |                                                                                          |
|                        |        |            |                  |                                                    |                                                                                          |
|                        |        |            |                  |                                                    |                                                                                          |

Present use(s) of Property: retail, residential

Proposed use(s) of Property: office, residential

Owner of Property: Maral LLC Telephone No: 2024604003

Address of Owner: 1242 Pennsylvania Avenue SE, Washington, DC 20003

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 6 B 0 7

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

Request pursuant to 11 DCMR § 3129.7, for a modification of an approved variance from the use requirements under § 350.1, to allow the use of the basement and first floors as an office in an existing two-story building in the R-5-B District at premises 1200 Potomac Avenue S.E. (Square 1021, Lot 34).

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: 7/2/2015 Signature\*: Cary Kadlecek

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

Name: Cary Kadlecek E-Mail: ckadlecek@goulstonstorrs.com

Address: Goulston & Storrs, 1999 K Street NW, Suite 500 Phone No.: 2027210011

City, State, Zip: Washington, DC 20006 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.19073  
EXHIBIT NO.1

Exhibit No. 1

Case No.