



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
1000 South Capitol Street, SE	0697	0046	C-3-C	Special Exception	411.3, 770.6(b)
				Area Variance	775.5
				Area Variance	2201.1

Present use(s) of Property: Vacant

Proposed use(s) of Property: Multi-family apartment building

Owner of Property: Lerner South Capitol Street JV LLC Telephone No: 301-692-2373

Address of Owner: 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852

Single-Member Advisory Neighborhood Commission District(s): 6D02

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

Application of Lerner South Capitol Street Joint Venture LLC, pursuant to 11 DCMR 3103.2 and 3104.1, for a variance from the side yard requirements of Section 775.5, a variance from the loading requirements of Section 2201.1, and a special exception from the roof structure requirements pursuant to Section 411.11 to allow roof structures not meeting the setback requirement of Section 770.6(b) and single enclosure requirement of Section 411.3, for construction of a multi-family apartment building at premises 1000 South Capitol Street, SE (Square 0697, Lot 0046).

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: 8/17/15 Signature*: [Signature]

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

Name: Norman M. Glasgow, Jr. E-Mail: norman.glasgowjr@hklaw.com

Address: 800 17th Street, NW - Suite 1100, Washington, DC 20006

Phone No(s): (202) 419-2460 Fax No.: (202) 955-5564

* 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.19113

EXHIBIT NO.14