



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
	672	260	C-3-C	Special Exception	§§ 770.6 and 411
				Area Variance	§ 2101.1
				Area Variance	§ 2201.1

Present use(s) of Property: Seven-story office building, two-story office building, and surface parking lots.

Proposed use(s) of Property: Mixed-use building with residential, office, and retail uses.

Owner of Property: JBG/51 N Residential, LLC; JBG/1250 First Street, LLC; JBG/50 Patterson Street, LLC Telephone No: 240.333.3600

Address of Owner: c/o The JBG Companies, 4445 Willard Avenue # 400, Chevy Chase, MD 20815

Single-Member Advisory Neighborhood Commission District(s): 6C06

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

Application of JBG/51 N Residential, LLC, JBG/1250 First Street, LLC, and JBG/50 Patterson Street, LLC, pursuant to 11 DCMR §§ 3104.1 and 3103.2, for special exception relief from the roof structure requirements of §§ 770.6 and 411, and variances from the off-street parking requirements § 2101.1 and the loading requirements of § 2201.1, to permit the construction of the second phase of a mixed-use development in the C-3-C District at Lot 260 in Square 672 (Assessment and Taxation Lots 860, 861, and 862).

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: August 20, 2015 Signature*: Christine Shiker JS

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

Name: Christine Moseley Shiker E-Mail: christine.shiker@hklaw.com

Address: 800 17th Street, N.W., #1100, Washington, D.C. 20006

Phone No(s): 202.457.7167 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.19121

EXHIBIT NO.5