



**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
2800 Sherman Ave, N.W.	2857	818	R-4	Area Variance	§§ 401.3, 403.2, 404.1, 2115.2
				Special Exception	§§ 400.23, 2604.3, 2116.5

Present use(s) of Property: Non-conforming commercial/industrial

Proposed use(s) of Property: Residential

Owner of Property: 2800 Sherman, LLC

Telephone No: 202-557-9865

Address of Owner: c/o Capital City Real Estate, 1515 14th Street NW, Suite 201, Washington DC 20005

Single-Member Advisory Neighborhood Commission District(s): 1B09

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

Application of 2800 Sherman, LLC, pursuant to 11DCMR §§ 3103.2 and 3104.1, for area variances from 11 DCMR §§ 401.3, 403.2, 404.1, and 2115.2, and special exception relief under 11 DCMR §§ 400.23, 2604.3, and 2116.5, to permit the construction of 11 two-family dwellings (flats) without side yards in the R-4 District at 2800 Sherman Avenue, N.W. (Square 2857, Lot 818).

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:

8/25/15

Signature*:

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

Name:

Christopher H. Collins, Holland & Knight LLP

E-Mail:

chris.collins@hklaw.com

Address:

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

Phone No(s).:

202.457.7841

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.19127

EXHIBIT NO.3