



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
1221 Massachusetts Avenue NW	0282	0044	DD/R-5-E	Special Exception	2003.1

Present use(s) of Property: Mixed-use, 9 floors of apartments over 1 floor of commercial

Proposed use(s) of Property: Unchanged, except that 1 commercial space shifts from office use to retail use.

Owner of Property: Cambridge Apartments Limited Partnership **Telephone No:** 898-1880

Address of Owner: 1111 14th Street NW, Suite 200, Washington DC 20005

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 2 F 0 8

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

Cambridge Apartments Ltd. Partnership proposes to shift the use of an existing commercial space, approximately 3,000 square feet at the west end of the 1st floor, from office use to retail use (a food market/café). Because neither office use nor retail use is by-right with respect to the zone district DD/R-5-E, the proposed shift requires a Special Exception under Section 2003.1 to replace one nonconforming use with a different nonconforming use.

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: 10/8/2015 **Signature*:** Steven Dickens

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

Name: Thomas G. Borger **E-Mail:** tborger@borgermanagement.com

Address: 1111 14th Street NW Suite 200 **Phone No.:** 898-1880

City, State, Zip: Washington, DC 20005 **Fax No.:** 898-1549

* 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.19163
EXHIBIT NO.1

Exhibit No. 1

Case No.