



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
1401 Okie Street, NE	4093	0832	C-M-1	Special Exception	411.3, 845.1
1401 Okie Street, NE	4093	0832	C-M-1	Variance	2101.1

Present use(s) of Property:	Warehouse				
Proposed use(s) of Property:	Retail				
Owner of Property:	Jemal's Pappas Tomato's, L.L.C.			Telephone No:	2026386300
Address of Owner:	702 H Street, NW, Suite 400, Washington, DC 20001				

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)	5	D	0	1
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Written paragraph specifically stating the “who, what, and where of the proposed action(s)”. This will serve as the Public Hearing Notice:

Application of Jemal's Pappas Tomato's, L.L.C., pursuant to 11 DCMR §§ 3103.2 and 3101.4, for an area variance from the parking requirements of 11 DCMR § 2101.1, and a special exception from the roof structure requirements of §§ 411.3 and 845.1, to allow the adaptive reuse of an existing warehouse building in the C-M-1 District at 1401 Okie Street, N.E. (Square 4093, Lot 832).

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:	11/18/2015	Signature*:	Jessica Bloomfield
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Jessica Bloomfield	E-Mail:	jessica.bloomfield@hklaw.com
Address:	Holland & Knight, LLP, 800 17th Street, NW, #1100	Phone No.:	2024695272
City, State, Zip:	Washington, DC 20006	Fax No.:	2029555564

* 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.19200
EXHIBIT NO.1

Exhibit No. 1

Case No.