



**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
6923-6953 Maple Street	3357	See attached Ex. "A"	R-5-A	Special Exception	353.1, 411.11, 2516.1
				Area Variance	2201.1
6916-6926 Maple Street	3357	See attached Ex. "A"	R-5-A	Special Exception	353.1, 411.11, 2516.1
				Area Variance	2201.1

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Present use(s) of Property: residential, commercial parking lot

Proposed use(s) of Property: residential

Owner of Property: Jemal's TP Land, LLC Telephone No: 202.638.6300

Address of Owner: 702 H Street, NW, Washington, DC 20001

Single-Member Advisory Neighborhood Commission District(s): ANC4B-07

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

Jemal's TP Land, LLC (the "Applicant") seeks special exception approval for a new residential development in the R-5-A District with more than one principal building on a single lot and relief from the requirements for roof structures. The Applicant also requests a variance from the loading requirements. The purpose of the foregoing requests is to permit the redevelopment of the 2.3+/- acre parcel located at 6923-6953 Maple Street, NW and 6916-6926 Willow Street, NW with two new apartment buildings with a total of 110 units, a parking ratio of one space per unit, and a maximum building height of 40'.

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: 9/20/18 Signature*: Leila Batties

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

Name: Leila Batties | Holland & Knight, LLP E-Mail: leila.batties@hklaw.com

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

Phone No(s): 202.419.2583 Fax No.:

* 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 61

Case No. 17679
 Board of Zoning Adjustment
 District of Columbia
 CASE NO. 17679
 EXHIBIT NO. 61

EXHIBIT A
TO FORM 120

Lot Nos. for Property at 6923-6953 Maple Street: 26-29, 40, 811, 814, 815, 820 and 825

Lot Nos. for Property at 6916-6926 Maple Street: 808, 818, 819, 824, 840, 843

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Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202 955 3000 | F 202 955 5564
Holland & Knight LLP | www.hkllaw.com

Leila Marie Jackson Batties
(202) 419-2583
leila.batties@hkllaw.com

September 20, 2013

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: **Jemal's TP Land, LLC | BZA Application for Property at 6923 - 6953 Maple Street, NW and 6916 - 6926 Willow Street, NW (Squire 3357, Lots 26 - 29, 40, 808, 811, 814, 815, 818 - 820, 824, 825, 840 and 843**

Dear Board Members:

On behalf of Jemal's TP Land, LLC, the owner of the above-referenced property, we submit an application and supporting materials pursuant to 11 DCMR Section 3104.1 for special exception approval to permit a new residential development in the R-5-A District with two buildings on a single record lot and relief from the roof structure requirements, and a variance of the loading requirements in order to permit the redevelopment of the subject property with a new residential development consisting of two multi-family buildings, each with 55 dwelling units. Enclosed are one original and 10 copies of the following materials:

- completed BZA Form 120 (application);
- completed BZA Form 135 (self-certification);
- copy of the plat for the subject property;
- architectural drawings for the proposed project;
- statement of existing and intended uses of the subject property;
- preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- photographs of the subject property; and

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York | Northern Virginia | Orlando
Portland | San Francisco | Tallahassee | Tampa | Washington, D C | West Palm Beach

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Additionally, we have included the following:

- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- A completed BZA Form 126 (fee calculator) and a check in the amount of \$4160.00; and
- An authorization letter from Jemal's TP Land, LLC authorizing Holland & Knight LLP to file this application.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: *Leila Batties*
Leila M. Jackson Batties

Enclosures

cc: Ms. Jennifer Steingasser, Office of Planning (via hand delivery)
Mr. Joel Lawson, Office of Planning (via hand delivery)
Advisory Neighborhood Commission 4B c/o Sara Green, Chair (via email)
Commissioner Judi Jones, SMD Representative ANC 5B-07 (via email)