



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
1375 Kenyon Street, N.W.	2843	78	C-3-A	Area Variance	771.1 and 772.1
				Special Exception	2108
Present use(s) of Property:	Residential with ground floor retail space				
Proposed use(s) of Property:	Residential with ground floor retail space				
Owner of Property:	Triangle Development Associates LLC		Telephone No:	301-656-1956	
Address of Owner:	7801 Norfolk Avenue, Suite 200 Bethesda, MD 20814				
Single-Member Advisory Neighborhood Commission District(s):	1A06				

2011 JUL 19 PM 2:29
RECEIVED
D.C. OFFICE OF ZONING

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

Application of Triangle Development Associates LLC, pursuant to 11 DCMR §§ 3103.2 and 3104.1 for an area variance from the floor area ratio requirements of section 771.1; an area variance from the lot occupancy requirements of section 772.1; and a special exception under Section 2108 to reduce the amount of parking spaces required for the nonresidential uses to allow the addition to an existing residential building in the C-3-A District at premises 1375 Kenyon Street, N.W. (Square 2843, Lot 78).

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:	7/19/11	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Kyrus L. Freeman, Esq	E-Mail:	kyrus.freeman@hklaw.com
Address:	2099 Pennsylvania Avenue, N.W. Suite 100 Washington, D.C. 20006		
Phone No(s):	202-862-5978	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. 18269
Board of Zoning Adjustment
District of Columbia
CASE NO. 18269
EXHIBIT NO. 1

Holland & Knight

2099 Pennsylvania Avenue, N.W., Suite 100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Kyrus Lamont Freeman
(202) 862-5978
kyrus.freeman@hklaw.com

July 19, 2011

Via Hand Delivery

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

RECEIVED
D.C. OFFICE OF ZONING
2011 JUL 19 PM 2:29

Re: **BZA Application – 1375 Kenyon Street, N.W. (Square 2843, Lot 78)**

Dear Board Members:

On behalf of Triangle Development Associates LLC, as the owner of property located at 1375 Kenyon Street, N.W. (Square 2843, Lot 78), we submit an application and materials in support of an application pursuant to 11 DCMR Sections 3103.2 and 3104.1 for an area variance from the floor area ratio requirements of Section 771.1; an area variance from the lot occupancy requirements of Section 772.1; and a special exception under Section 2108 to reduce the amount of parking spaces required for the nonresidential uses to allow the addition to an existing residential building in the C-3-A District at the site. Enclosed are the following materials:

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$3,328.00;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A letter from Triangle Development Associates LLC authorizing Holland & Knight LLP to file this application;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;

July 19, 2011

Page 2

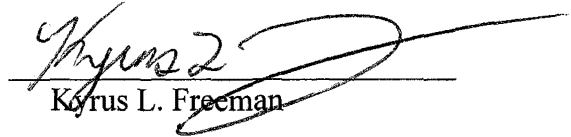
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;
- Photographs of the subject property;
- A building plat showing the boundaries and dimensions of the structure; and
- Architectural Plans and Elevations.

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:


Kyrus L. Freeman

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 1A
Commissioner William "Bill" Brown, ANC 1A06

RECEIVED
D.C. OFFICE OF ZONING
2011 JUL 19 PM 2:29