

*** == 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
17th & O Streets, NW	181	163	DC/SP-1	Special Exception	411.5
			DC/SP-2	Area Variance	530.1
				Area Variance	2115.4
Present use(s) of Property:		Church, administration & school building, parking lot			
Proposed use(s) of Property:		church, administration & school building, residential building			
Owner of Property:		First Baptist Church of the City of Waship		Telephone No:	(202) 387-2206
Address of Owner:		1328 16th Street, N.W.			
Single-Member Advisory Neighborhood Commission District(s):			2B08		
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					
Application of Keener-Squire Properties, on behalf of the First Baptist Church of the City of Washington, pursuant to 11 DCMR 3104.1 and 3103.2, for a special exception for roof structures of unequal height pursuant to section 411, and for variances from location of compact parking spaces under section 2115.4, and the height provisions of section 530.1 to allow the development of an apartment house as an addition to an existing church building in the DC/SP-1 and DC/SP-2 Districts at premises 1328 16th Street, NW (Square 181, Lot 163).					

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:	7/27/11
Signature*:	Mary Carolyn Brown
To be notified of hearing and decision (Owner or Authorized Agent*):	
Name:	Mary Carolyn Brown
E-Mail:	carolyn.brown@hklaw.com
Address:	Holland & Knight LLP, 2099 Pennsylvania Ave., N.W., Suite 100, Washington, D.C. 20006
Phone No(s)::	202-862-5990
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. <u>18272</u>

Holland & Knight

18272

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Mary Carolyn Brown
(202) 862-5990
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July 22, 2011

Via Hand Delivery

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

Re: BZA Application – First Baptist Church
17th & O Streets, N.W. (Square 181, Lot 163)

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Dear Board Members:

On behalf of First Baptist Church of the City of Washington, the owner of the above-referenced property, and KS FBC LLC, we submit herewith an application and supporting materials requesting a special exception from the roof structure provisions of 411.5 and variances from the height limitations (§ 530.1) and groupings of compact parking spaces (§ 2115.4), in order to construct a residential building addition to an existing church in the SP-1 and SP-2 Districts at 17th & O Streets, N.W., Washington, D.C. (Square 181, Lot 163). Enclosed are the following materials:

- A completed BZA Form126 (fee calculator) and a check in the amount of \$4,680.00;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- Letter from the property owner authorizing Holland & Knight LLP to file the application;
- A 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;
- Photographs of the subject property, included with the architectural drawings;

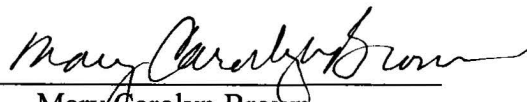
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- A building plat showing the subject property;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format; and
- Architectural drawings.

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: 
Mary Carolyn Brown

Attachments

cc: Jennifer Steingasser, OP
Advisory Neighborhood Commission 2B