



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
470-476 K Street, NW	516	65	DD Overlay/C-2-C	Special Exception	411.10, 411.18 under 411.11 and 3104.1

Present use(s) of Property: Commercial

Proposed use(s) of Property: Commercial

Owner of Property: K Street Development Company, LLC Telephone No: 301-901-8525

Address of Owner: c/o 5K Properties, LLC, 9101 River Road, Potomac, MD 20854

Single-Member Advisory Neighborhood Commission District(s): ANC 6E05

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

Applicant seeks to renovate and construct an addition to an existing commercial building, which will require special exception relief under 11 DCMR Sections 411.11 and 3104.1 for relief (i) from the requirement that roof structures have a slope no greater than 20% under Section 411.10 and (ii) from the requirement that roof structures maintain certain setbacks under Section 411.18.

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 § 22 240's)

Date: 2/29/16 Signature*:  TOM McDOWELL
DIRECTOR OF OPERATIONS

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

Name: Jeff Utz, Esq. E-Mail: jutz@goulstonstorrs.com

Address: 1999 K Street, NW, Suite 500, Washington, D.C. 20006

Phone No(s): 202-721-1132 Fax No.: 202-236-0532

* 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

Exhibit No. 1

Case No.

CASE NO.19215
EXHIBIT NO.28



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470-476 K Street, NW	516	65	DD Overlay/C-2-C	Special Exception	411.10, 411.18 under 411.11 and 3104.1

Present use(s) of Property: Commercial

Proposed use(s) of Property: Commercial

Owner of Property: 10009 Fields Road, LLC Telephone No: 301-901-8525

Address of Owner: c/o 5K Properties, LLC, 9101 River Road, Potomac, MD 20854

Single-Member Advisory Neighborhood Commission District(s): ANC 6E05

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

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Date: 2/29/14 Signature*: Tom McDowell
DIRECTOR OF OPERATIONS

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

Name: Jeff Utz, Esq. E-Mail: jutz@goulstonstorrs.com

Address: 1999 K Street, NW, Suite 500, Washington, D.C. 20006

Phone No(s): 202-721-1132 Fax No.: 202-236-0532

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470-476 K Street, NW	516	65	DD Overlay/C-2-C	Special Exception	411.10, 411.18 under 411.11 and 3104.1

Present use(s) of Property: Commercial

Proposed use(s) of Property: Commercial

Owner of Property: Middlebrook, Inc. Telephone No: 301-901-8525

Address of Owner: c/o 5K Properties, LLC, 9101 River Road, Potomac, MD 20854

Single-Member Advisory Neighborhood Commission District(s): ANC 6E05

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

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Date: 2/29/16 Signature*: [Signature] THE MIDDLEBROOK DIRECTOR OF OPERATIONS

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

Name: Jeff Utz, Esq. E-Mail: jutz@goulstonstorrs.com

Address: 1999 K Street, NW, Suite 500, Washington, D.C. 20006

Phone No(s): 202-721-1132 Fax No.: 202-236-0532

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