



**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 X 1002.1 – Area/Use Variance and/or Y 901.1 - 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
1700 Rhode Island Ave NE	4134	0800	MU-4	Special Exception, Area Variance	513.1(b)(6), 202.1, 402.1, 403.1, 404.1, 405.5

Present use(s) of Property: Vacant Police Station, Communications Antenna and Utility Building

Proposed use(s) of Property: Emergency Family Shelter with 46 Housing Units

Owner of Property: District of Columbia **Telephone No:** 2027272800

Address of Owner: 2000 14th Street NW, 8th Floor, Washington, DC 20009

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 5 B 0 3

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

Application of DC department of General Services for special exception relief pursuant to Subtitle U, sec. 513.1(b)(6) to erect an addition to an existing building and to operate an emergency family shelter for more than 25 persons and for variance relief from the height, Floor Area Ratio, lot occupancy, rear yard, open court, parking and loading and delivery space requirements in the MU-4 Zone District at premises located at 1700 Rhode Island Avenue NE (lot 0800, Square 4134).

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 Y 401 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to Y401.2(c), or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to Y 401.2(b)

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: 1/4/2017 **Signature*:** George R. Keys, Jr., Authorized Agent

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

Name: George R. Keys, Jr., Jordan & Keys, PLLC **E-Mail:** gkeys@jordankeys.com

Address: 910 17th Street NW, Suite 317 **Phone No.:** 2024838300

City, State, Zip: Washington DC 20006 **Fax No.:** 2023286153

** 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

Exhibit No. 1 **Case No.** _____
District of Columbia
CASE NO.19452
EXHIBIT NO.1