



**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
South Dakota Avenue NE	Portion of	Parcel 125/30	MU-4	Special Exception	Subtitle A, Section 207.2
	Portion of	Parcel South Dakota Avenue NE 125/30	MU-4		Subtitle G, Section 406.1

Present use(s) of Property: **Vacant**

Proposed use(s) of Property: **Residential, Retail**

Owner of Property: **District of Columbia** Telephone No: **(202) 727-6365**

Address of Owner: **c/o DMPED, 1350 Pennsylvania Avenue, NW, Suite 317, Washington, DC 20004**

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) **4 B 0 9**

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

The Applicant proposes to develop the Property with a residential and retail mixed use development and is seeking special exception relief to extend the use, bulk, and height regulations applicable to the MU-4 zone into the portion of the property that is currently zoned R-2, pursuant to Subtitle A, Section 207.2. The Applicant is also seeking special exception relief from the side yard requirement of the MU-4 zone set forth in Subtitle G, Section 406.1, pursuant to Subtitle G, Section 409.1.

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 401.7(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: **2/26/18** Signature*:

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

Name: **Jeff C. Utz** E-Mail: **jutz@goulstonstorr.com**

Address: **1999 K Street NW, Suite 500** Phone No.: **202-721-1132**

City, State, Zip: **Washington, DC 20006** Fax No.: **202-263-0532**

* 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

Exhibit No. **1** Case No. _____



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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
5543-5575 South Dakota Avenue, NE	3760	22	MU-4/R-2	Special Exception	Subtitle A, Section 207.2
	Portion of	Closed South Dakota Avenue NE ramp	MU-4		Subtitle G, Sec. 406a

Present use(s) of Property:	Vacant		
Proposed use(s) of Property:	Residential, Retail		
Owner of Property:	Fort Totten South LLC	Telephone No:	301-634-8600
Address of Owner:	c/o EYA, 4800 Hampden Lane, Suite 300, Bethesda, MD 20814		

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 4 B 0 9

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

The Applicant proposes to develop the Property with a residential and retail mixed use development and is seeking special exception relief to extend the use, bulk, and height regulations applicable to the MU-4 zone into the portion of the property that is currently zoned R-2, pursuant to Subtitle A, Section 207.2

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

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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:	2-20-18	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Jeff C. Utz	E-Mail:	jutz@goulstonstorrs.com
Address:	1999 K Street NW, Suite 500	Phone No.:	202-721-1132
City, State, Zip:	Washington, DC 20006	Fax No.:	202-263-0532

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