

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0775	0829	MU-5A	6C06

Address of Property: I ST NE

ZONING INFORMATION

Relief from section(s): Subtitle C- 306.4

Type of Relief: Special Exception

Brief description of proposed project: The Applicant proposes to construct a new 22-unit apartment building at the Property.

Present use of Property: The subject property is unimproved and was most recently used for parking.

Proposed use of Property: As a result of this application, the property will be used for multi-family residential.

CONTACT INFORMATION

Owner Information

Name: Gallery CT LLC

E-mail: edebear@cozen.com

Address: 2001 M Street NW washington

Phone No.s: 2022806451

Phone No. Alternate:

Authorized Agent Information

Name: Eric DeBear

E-mail: edebear@cozen.com

Address: 2001 M Street NWwashington

Phone No.s: 2022806451

Phone No. Alternate:

WAIVERS

- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	1	\$1560
Grand Total			1560

SIGNATURE

Date

Eric DeBear

5/26/2026

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Board of Zoning Adjustment
District of Columbia

CASE NO. 21496
EXHIBIT NO. 1