



**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
601 K Street, NW	0451	0023,0025,0024,0823,082D	4-R		

Present use(s) of Property:	General office uses and surface parking uses		
Proposed use(s) of Property:	13-story hotel with ground floor preferred uses		
Owner of Property:	Jemal's East 451 L.L.C.	Telephone No:	2027386300

Address of Owner: 702 H Street, NW, Washington, DC

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 6 E 0 5

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

Application of Jemal's East 451 L.L.C. for special exception pursuant to 11-I DCMR §205.5, regarding the required rear; area variance relief, pursuant to 11-I DCMR §207, to provide a court not meeting the minimum dimensional requirements; special exception, pursuant to 11-I DCMR §203.3, relating to the front build-to requirement; area variance, pursuant to 11-C DCMR §901.1, from the loading requirements; and special exception, pursuant to 11-C DCMR §1500.3(c), to allow use of the penthouse level for bar and lounge uses, in order to permit construction of a 13-story hotel building at premises 601 K Street, NW, Square 451, Lots 23, 23, 25, 822 and 823.

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:	7/13/2017	Signature*:	Dennis R. Hughes
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To be notified of hearing and decision (Owner or Authorized Agent*):

Name:	Dennis R. Hughes	E-Mail:	dennis.hughes@hklaw.com
Address:	Holland & Knight, 800 17th Street, NW, #1100	Phone No.:	2024192448
City, State, Zip:	Washington, DC	Fax No.:	2029555564

** 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.