FORM 120		F THE DISTRIC	o we will be a	SPECIAL EXCEPTIC	DN
Before c	ompleting th	is form, please rev	lew the instruct	ions on the reverse side. ation must be completely	
Pursuant to X 1002.1 - Ar	ea/Use Varia	nce and/or Y 901.	1 - Special Excep	tion of Title 11 DCMR- Z	
a1	n application	is hereby made, t	he details of Wh	ich are as follows: Type of Rel	ief Being Sought
Address(es)	Square	Lot No(s).	Zone District(s)	Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR Zoning Regulations from which relief is being sough
South Dakota Avenue NE	Portion of	Parcel 125/30	MU-4	Special Exception	Subtitle A, Section 207.
	Portion of	Clased South Davidle Avenue HE 1879	MU-4		Subtitle G, Section 406.
Present use(s) of Property: Vacan	t				
Proposed use(s) of Property: Reside	ential, R	letail			
Owner of Property: District of C	olumbia		Tele	phone No: (202)	727-6365
Address of Owner: C/O DMPED,	1350 Pen	nsylvania Av	enue, NW,	Suite 317, Washin	gton, DC 20004
Advisory Neighborhood Commission Sing	gla-Member	District (for instan	ce 2A09 = Ward	2, Subdivision A, and SMI	0 09) 4 B 0 9
Written paragraph specifically stating th	e "who, wha	t, and where of th	e proposed actio	on(s)". This will serve as ti	he Public Hearing Notice:
The Applicant proposes to develo	op the Pro	perty with a rea	aidential and	ويعام معريات مراجع	
	•		sidential and	retail mixed use dev	elopment and is seekir
special exception relief to extend	the use, b				
		ulk, and height	regulations a	applicable to the MU-	4 zone into the portion
the property that is currently zone	ed R-2, pu	ulk, and height rsuant to Subti	regulations a tle A, Section	applicable to the MU- n 207.2. The Applicar	4 zone into the portion ht is also seeking spec
the property that is currently zone exception relief from the side yard requir	ed R-2, pu rement of the	ulk, and height rsuant to Subti e MU-4 zone set fo	regulations a tle A, Section onth in Subtitle (applicable to the MU- n 207.2. The Applicar 3, Section 406.1, pursuan	4 zone into the portion ht is also seeking spec ht to Subtitle G, Section 409
he property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o	ed R-2, pu rement of the VIEW REQU the terms in I in the Expedit ark, playgrou	uik, and height rsuant to Subti MU-4 zone set fo JFST (If intereste Form 128 - Waiver ted Review Calend nd, swimming pool	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E ar, pursuant to , or athletic field	applicable to the MU- n 207.2. The Applicar G, Section 406.1, pursuan ct the appropriate categ	4 zone into the portion Int is also seeking spec Int to Subtitle G, Section 409 Fory) eby request that this case be
the property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o	ed R-2, pu rement of the VIEW REQU the terms in I in the Expedit ark, playgrout one-family dv rue and correct statement on	ulk, and height rsuant to Subti a MU-4 zone set for UFST (If intereste form 128 - Waiver ted Review Calend nd, swimming pool veiling or flat or ne to the best of my/o	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged at un knowledge, inf tion is in violation	applicable to the MU- n 207.2. The Applicar G, Section 406.1, pursuan et the appropriate catego expedited Review, and her Y 401 (CHOOSE ONE): It pursuant to Y401.2(c), or eccessory structures pursuan ormation and belief. Any per	4 zone into the portion ht is also seeking speci at to Subtitle G, Section 409 fory) eby request that this case be nt to Y 401.7(b) son(s) Using a fictitious name or
he property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o ① A pa ② An addition to a c I/We certify that the above information is tr address and/or knowingly making any false	ed R-2, pu rement of the VIEW REQU the terms in I in the Expedit ark, playgrout one-family dv rue and correct statement on	ulk, and height rsuant to Subti a MU-4 zone set for JEST (If intereste Form 128 - Waiver ted Review Calend nd, swimming pool velling or flat or ne to the best of my/o this application/pet	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E ar, pursuant to , or athletic field w or enlarged ac ur knowledge, inf tion is in violation , (D.C. Official Co	applicable to the MU- n 207.2. The Applicar G, Section 406.1, pursuan et the appropriate catego expedited Review, and her Y 401 (CHOOSE ONE): It pursuant to Y401.2(c), or eccessory structures pursuan ormation and belief. Any per	4 zone into the portion ht is also seeking speci at to Subtitle G, Section 409 fory) eby request that this case be nt to Y 401.7(b) son(s) Using a fictitious name or
the property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o O A pa O An addition to a c I/We certify that the above information is tr address and/or knowingly making any false Date: Date: To I	ed R-2, pu rement of the VIEW REQU the terms in I one family dv rue and correct statement on 180 days in	ulk, and height rsuant to Subti a MU-4 zone set for UFST (If intereste Form 128 - Waiver ted Review Calend nd, swimming pool welling or flat or ne t to the best of my/o this application/pet mprisonment or both	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged au ur knowledge, inf tion is in violation h. (D.C. Official Co stion (Owner or A	applicable to the MU- n 207.2. The Applicar 3, Section 406.1, pursuan ct the appropriate categ ispedited Review, and her Y 401 (CHOOSE ONE): 1 pursuant to Y401.2(c), or cccessory structures pursuan ormation and belief. Any per n of D.C. Law and subject to a de § 22-2405) Muthorized Agent*):	4 zone into the portion Int is also seeking speci- at to Subtitle G, Section 409- sory) eby request that this case be int to Y 401.7(b) son(s) using a fictitious name or fine of not more than \$1,000 or
the property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o A pa An addition to a c I/We certify that the above information is tr address and/or knowingly making any false Date: Date: C 2 C 6 C To 1	ed R-2, pu rement of the VIEW REQU the terms in I one family dv rue and correct statement on 180 days in	ulk, and height rsuant to Subti a MU-4 zone set for UFST (If intereste Form 128 - Waiver ted Review Calend nd, swimming pool welling or flat or ne t to the best of my/o this application/pet mprisonment or both	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged an ur knowledge, inf tion is in violation , (D.C. Official Co sion (Owner or A E-Mell:	applicable to the MU- applicable to the MU- applicable to the MU- applicable to the Applicar applicable devices and there applicable devices and there	4 zone into the portion Int is also seeking speci- at to Subtitle G, Section 409 sory) eby request that this case be int to Y 401.7(b) son(s) using a fictitious name or fine of not more than \$1,000 or
he property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o O A pa O An addition to a c I/We certify that the above information is tr address and/or knowingly making any false Date:	ed R-2, pu rement of the VIEW REQU the terms in I in the Expedia ark, playgroup one-family dv rue and correct statement on 180 days in be notified o	uik, and height rsuant to Subti a MU-4 zone set for JFST (If intereste Form 128 - Waiver ted Review Calend ad, swimming pool velling or flat or ne to the best of my/o this application/pet mprisonment or both Signature * I hearing and decis	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged an ur knowledge, inf tion is in violation , (D.C. Official Co sion (Owner or A E-Mell:	applicable to the MU- n 207.2. The Applicar 3, Section 406.1, pursuan ct the appropriate categ ispedited Review, and her Y 401 (CHOOSE ONE): 1 pursuant to Y401.2(c), or cccessory structures pursuan ormation and belief. Any per n of D.C. Law and subject to a de § 22-2405) Muthorized Agent*):	4 zone into the portion Int is also seeking spec at to Subtitle G, Section 409 sory) eby request that this case be int to Y 401.2(b) son(s) using a fictitious name of fine of not more than \$1,000 or
the property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o O A pa O An addition to a co I/We certify that the above information is tr address and/or knowingly making any false Date: Dat	ed R-2, pu rement of the VIEW REQU the terms in t in the Expedia ark, playgroup one-family dv rue and correct statement on 180 days in be notified o Suite 500 20006	uik, and height rsuant to Subti a MU-4 zone set for JEST (If intereste Form 128 - Waiver ted Review Calend nd, swimming pool velling or flat or ne to the best of my/o this application/pet mprisonment or both Signature I hearing and decis	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged a ur knowledge, inf tion is in violation h. (D.C. Official Co ston (Owner or A E-Mail: Phone No Fax No.:	applicable to the MU- n 207.2. The Applicar 3, Section 406.1, pursuan ct the appropriate categ (xpedited Review, and her y 401 (CHOOSE ONE): 1 pursuant to Y401.2(c), or ccessory structures pursuan ormation and belief. Any per n of D.C. Law and subject to a de § 22-2405) Authorized Agent*): jutz@goulstonsto .: 202-721-1132 202-263-0532	4 zone into the portion In is also seeking speci- at to Subtitle G, Section 409 cory) eby request that this case be int to Y 401.2(b) son(s) using a fictitious name of fine of not more than \$1,000 or FTS.COM
the property that is currently zone exception relief from the side yard require EXPEDITED RE I waive my right to a hearing, agree to t placed o A pa An addition to a c I/We certify that the above information is tr address and/or knowingly making any false Date: Date: Z Z G // To I Name: Jeff C. Utz Address: 1999 K Street NW, S City, State, Zip: Washington, DC	ed R-2, pu rement of the VIEW REQU the terms in I in the Expedit ark, playgroup one-family dv rue and correct statement on 180 days in be notified of Suite 500 20006 for which this	uik, and height rsuant to Subti a MU-4 zone set for JEST (If interester form 128 - Waiver ted Review Calend nd, swimming pool veiling or flat or ne to the best of my/o this application/pet mprisonment or both Signature* I hearing and decis	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged ac ur knowledge, inf tion is in violation in (D.C. Official Co control (Owner or A E-Mail: Phone No Fax No.: this/her authorize	applicable to the MU- applicable to the MU- applicable to the MU- applicable to the Applicar 3, Section 406.1, pursuan at the appropriate category (choose one): 4 our (choose one): 5 our (choose one): 6 our (choose one): 7 our (ch	4 zone into the portion Int is also seeking speci- at to Subtitle G, Section 409 (ory) eby request that this case be not to Y 401.2(b) son(s) using a fictitious name of fine of not more than \$1,000 or FITS.COM
I waive my right to a hearing, agree to t placed o A pa An addition to a c I/We certify that the above information is tr address and/or knowingly making any false Date: Date: Z Z G // To I Name: Jeff C. Utz Address: 1999 K Street NW, S City, State, Zip: Washington, DC S To be signed by the Owner of the Property	ed R-2, pu rement of the VIEW REQU the terms in I n the Expedi- ark, playgroun one-family dw rue and correct statement on 180 days in be notified of be notified of Suite 500 20006 for which this r signed by the	uik, and height rsuant to Subti a MU-4 zone set for JEST (If intereste Form 128 - Waiver ted Review Calend nd, swimming pool velling or flat or ne to the best of my/o this application/pet mprisonment or both Signature I hearing and decis	regulations a tle A, Section orth in Subtitle (d, please select of Hearing for E lar, pursuant to , or athletic field w or enlarged at ur knowledge, inf tion is in violation h. (D.C. Official Co E-Mell: Phone No Fax No.: this/her authorize the agent to act o	applicable to the MU- applicable to the MU- applicable to the MU- applicable to the Applicar applicable to the	4 zone into the portion Int is also seeking speci- Int to Subtitle G, Section 409. Int to Subtitle G, Section 409. Int to Y 401.2(b) son(s) using a fictitious name or fine of not more than \$1,000 or Int S.COM horized agent files this any this application.

ard of Zoning Adjustment District of Columbia CASE NO.19745 EXHIBIT NO.1

	* * *		THE BOARD O				*	* *		
	FORM 12	0 - APPLI	CATION FOR	VARIA	NCE/	SPECIAL EX	CEPTIC	DN .		
	Before c Print or type all info		is form, please rev ess otherwise India					filled out.		
Pursua	nt to X 1002.1 – Ar a		nce and/or Y 901. is hereby made, t					oni <mark>ng Regulations,</mark>		
						Type of Relief Being Sought				
Address(es)		Square	Lot No(s).	Zone District(s)		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	Cleared South Dakola Avenue NE ranu	MU-4				Subtitle G Sec. 400		
Present use(s) of Pro	perty: Vacan	t								
Proposed use(s) of Pr	operty: Resid	ential, F	letail							
Owner of Property:	Fort Totten	South L	LC		Telep	hone No:	301-6	34-8600		
Address of Owner:	c/o EYA, 480	0 Hampd	en Lane, Sui	te 300,	Beth	esda, MD 2	20814			
Advisory Neighborho	od Commission Sin	gle-Member	District (for instar	nce 2A09 =	Ward	2, Subdivision	A, and SML	009) 4 B 0 9		
Written paragraph sp	ecifically stating th	e "who, wha	t, and where of th	e propose	d actio	n(s)". This will	serve as th	e Public Hearing Notice:		
The Applicant pro	poses to devel	op the Pro	perty with a re	sidential	and	retail mixed	use dev	elopment and is seeking		
	-	•						to the MU-4 zone into		
· · ·								le A, Section 207.2		
			Jurrentiy 20		<u>, p</u>		oublit			
	EXPEDITED RE	VIEW REQU	JEST (If intereste	ed, please	selec	t the appropri	ate categ	ory)		
I waive my right to a								eby request that this case be		
	О Ара	ark, playgroui	ted Review Calend nd, swimming poo	l, or athleti	c field	pursuant to Y40	1.2(c), or			
The subscription of the su	An addition to a c	_	A DESCRIPTION OF TAXABLE PARTY.					and the second se		
		statement on		ition is in vi	olation	of D.C. Law and s		son(s) using a fictitious name or fine of not more than \$1,000 or		
Date: 2 -	20-18		Signature*	. 9	ino	will.	m			
		be notified o	hearing and deci	sion (Owne	I					
Name: Jeff C. Utz				E-Ma	E-Mail: jutz@goulstonstorrs.com					
Address: 1999 K Street NW, Suite 500			Phor	Phone No.: 202-721-1132						
and the second se	shington, DC				-	202-263-0532				
* To be signed by the O								norized agent files this any this application.		
application on behalf										
application on behalf	IAT IS NOT COMPLE	TED IN ACCO	FOR OFFICI			ON THE BACK	OF THIS FC	ORM WILL NOT BE ACCEPTED.		