

# Cary R. Kadlecek

*Director*

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Cary Kadlecek is a real estate attorney who focuses his practice in land use, entitlement, zoning, development, historic preservation and municipal law throughout the District of Columbia.

He represents clients in a variety of land use and zoning matters relating to the development of mixed-use, residential, commercial and institutional projects.

Cary works with private developers, universities and educational institutions, and non-governmental organizations.

Clients look to Cary for land use advice and certain entitlements for properties to be used in the education, institutional, residential, sports and entertainment, retail and office industries.

Cary represents clients in front of virtually every land use regulatory and governing agency in the District, including the Zoning Commission, the Board of Zoning Adjustment, the Historic Preservation Review Board, the Public Space Committee, the Board for the Condemnation of Insanitary Buildings, the Office of Administrative Hearings, the National Capital Planning Commission, the Commission of Fine Arts, and a wide range of neighborhood and community organizations.

## **Accolades**

- Washington DC Super Lawyers Rising Stars, 2017
- 2016 Top 40 Lawyers Under 40, Bisnow D.C.

## **Affiliations**

- Urban Land Institute
- Stanford Professionals In Real Estate (SPIRE)

## **Admissions**

- District of Columbia
- New York

## **Education**

- Stanford University (B.A., 1999)
- University of Southern California Gould School of Law (J.D., 2007)
- University of Southern California (M.P.L., 2007)

## **Trending Topic of Interest**

While attending law school, Cary also earned his Master's in Planning. Cary brings this distinguished background in city planning to his daily work as a zoning and land use lawyer.

Because of this in-depth city planning exposure, Cary is able to help clients with strategic planning options as they design and present projects to governing bodies.

Cary brings a mindful approach to legal practice, helping clients to understand the future impact of decisions made during the design and permitting phases. This experience makes Cary an incredible asset for clients, allowing them to anticipate and plan for issues proactively.

## **Representative Matters**

### **Representation of a Professional Sports Organization to Secure Zoning Entitlements**

Representation of a professional sports organization to secure zoning entitlements from the D.C. Zoning Commission for an open-air, 19,000 seat professional sports stadium. In this process, assisted the clients with design review, multiple impact analysis, document drafting, and preparation of covenants. Cary also coordinated multiple professional and governmental agency assessments throughout this in-depth process.

### **Board of Zoning Adjustment Approval for Residential Unit Development**

Secured Board of Zoning Adjustment approval for cutting-edge style residential units to be developed near the D.C. Metro system. These projects allow for short-term leases in fully furnished, efficiently built units.

### **Zoning Entitlements for Office Building Redevelopment**

Secured zoning entitlements for the redevelopment and expansion of an existing office building in downtown Washington D.C.

### **Securing the Approvals From the Board of Zoning Adjustment for Independent School**

Representation of an independent secondary school in connection with securing the appropriate approvals from the Board of Zoning Adjustment for expanding both student and faculty population. Also handled significant coordination with governmental agencies for the expansion of the school's physical facilities with new ground-up construction.

**Represent NGO in Zoning and Historic Entitlements Matters**

Representation of a non-governmental organization in connection with the zoning and historic entitlements to expand and reorganize several headquarters buildings within the District.

**Represent Restaurants in Securing Zoning Entitlements**

Secured all necessary zoning entitlements to operate restaurants in several locations in Washington, D.C.

**Representation of Private Developer in Converting Existing Building to Multifamily Development**

Represented a private developer to secure all necessary zoning and public space entitlements to expand and convert an existing building into a multifamily residential project.

**Representation of a Multifamily Residential Developer Before the Historic Preservation Review Board**

Representation of a multifamily residential developer before the Historic Preservation Review Board to allow the expansion and conversion of multiple buildings within a historic district of Washington D.C. Also assisted this client with the review and approval process of the designs for this project.

**Securing Variances and/or Special Exceptions From the Board of Zoning Adjustment**

Represented multiple clients in securing variances and/or special exceptions from the Board of Zoning Adjustment for residential, commercial, industrial, and mixed use projects

**Securing Zoning Commission Approvals for Planned Unit Developments**

Representation of multiple clients in securing necessary Zoning Commission approvals for planned unit developments and re-zonings for mixed-use, retail and residential projects.

**CASRiegler Approval from D.C. Board of Zoning Adjustment**

Representation of CASRiegler in connection with obtaining approval from the D.C. Board of Zoning Adjustment to construct a 38-unit mixed-use residential and commercial building.

**Lincoln Property Company Joint Venture with Pearlmark on Approval and Planned Mixed-Use Redevelopment of 699 14th Street**

Representation of Lincoln Property Company in connection with joint venture partner Pearlmark on the approval and planned mixed-use redevelopment of 699 14th Street, NW, Washington, D.C.

**Blog Posts: Retail Law Advisor**

This blog keeps you connected to timely developments and emerging issues in retail law and covers a wide range of topics related to the retail, restaurant and consumer industry. We invite you to learn more about Goulston & Storrs and our Retail, Restaurant & Consumer Group.

August 9, 2017

### **Artificial Intelligence in Brick and Mortar Retail**

Headlines about brick and mortar retail tend to be dominated by how these establishments are in decline while online retail is burgeoning. Fortunately for brick and mortar retailers, their demise is not preordained since tools from the online retail...

March 11, 2015

### **The Pop-Up Regulatory Maze**

Pop-up retail establishments, or "pop-ups," generally refer to stores, restaurants, or events with a short duration. Pop-ups are typical for seasonal retail products, like Christmas or fireworks, but they have become common for designers (clothes, furniture, toys, etc.), restaurateurs...

## **Publications**

January 14, 2022

### **D.C. Zoning Commission Responds to Two of Attorney General's Inclusionary Zoning Proposals**

March 8, 2021

### **Office of Planning Introduces Phase 2 of IZ XI to Apply to Non-Residential Conversions**

January 22, 2021

### **Office of Planning Introduces First Phase of Amendments to Increase Inclusionary Zoning**

May 11, 2020

### **New York Extends Moratorium on Late Fees, Evictions, Foreclosures and NY On Pause Order; Allows Security Deposit Rent Payments**

April 9, 2020

### **DC Zoning Commission Order Extensions and Operations Status**

April 15, 2019

### **New group aims to support D.C.'s LGBTQ commercial real estate community**

Washington Business Journal

February 2018

### **Legislation Introduced to Amend the Framework Element of the Comprehensive Plan**

August 2015

**Major Changes to District of Columbia Zoning Regulations**