

John T. Epting

Of Counsel

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John Epting is a real estate lawyer who focuses on zoning, land use, historic preservation, land development and related litigation matters.

He guides office, residential and mixed-use projects and subdivisions through the District of Columbia Zoning Commission, the Board of Zoning Adjustment (BZA), the National Capital Planning Commission, the Historic Preservation Review Board, and the Mayor's Agent for Historic Preservation, as well as through all appropriate permit and related approval processes.

John has detailed knowledge of the many technical issues related to building permits, public space permits, projection modifications and interpretations related to the D.C. Building Code. He also has very specific experience related to commercial signage, as well as cellular antenna approvals and siting in D.C.

John is recognized for handling more Transferable Development Rights (TDRs) and Combined Lot Development (CLDs) transactions than anyone in the region, and he is especially well known for his particular experience with complex mixed-use projects and renovations.

Accolades

- *Best Lawyers in America*® (2019-2020, 2022-2024): Real Estate
- *Best Lawyers in America*®, 2007 - 2009 and 2011-2018
- Washingtonian's Top Lawyers in Washington, D.C., 2017
- Martindale Hubbell™ Top Rated Lawyer in 'Land Use And Zoning', 2013
- Named a "Top Washington Lawyer," *Washington Business Journal*, 2007
- Martindale Hubbell Peer Review Rated AV Preeminent™

Admissions

- District of Columbia

Education

- American University Washington College of Law (J.D., *with honors*, 1982)
- Florida State University (M.C.P., *with honors*, 1975)
 - City Planning
- Clemson University (B.A., *with honors*, 1973)

Representative Matters

Real Estate Company Planned Unit Development

Representation of a real estate investment, asset and property management company in connection with a Planned Unit Development involving a 130-140 unit apartment building with ground floor retail use and 8 percent affordable housing. One of the project's amenities involves the renovation of an historic landmark and community building in disrepair.

Real Estate Developer Entitlement Process for Land Parcel

Representation of a real estate developer in connection with the entitlement process for a land parcel in Ward 8, adjacent to a Metrorail station, for a final development of approximately 2.3 million square feet, including office, residential, and retail uses. The firm also helped the client with a first-stage planned unit development application and an associated alley closing for the general plan for the development.

Drafting and Processing Covenants for Land Development

Experienced at drafting and processing covenants, including numerous transferable development rights and combined lot development covenants, as well as single record lot agreements, easements and other agreements related to all aspects of land development.

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.

Publications

January 14, 2022

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

August 2015

Major Changes to District of Columbia Zoning Regulations