



BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



APPEAL

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

Pursuant to Section (s) §3100 and §3101 of the Zoning Regulations of the District of Columbia, an appeal is hereby taken

from the administrative decision of:

Matthew LeGrant, Zoning Administrator

made on

April 7 and 17, 2009

, to the effect that

enlargement and conversion of a non-conforming garage

at 2709 31st St., NW, sited directly on side lot line and 12 feet from rear lot line into a one-bedroom apartment does not violate DCMR 11-200 and 201, 11-202.10, 11-404 and 405, or 11-2000 and 2001.

Address(es) of Affected Premises	Square(s)	Lot(s)	Zoning Districts
2709 31st St., NW	2125	0815	R-1-A

Present use of Property:

Single-family detached dwelling

Proposed use of Property:

Single-family semi-detached dwelling with apartment on side lot line

Owner of Property:

Maryam Mashayekhi Trust

Telephone No.:

202-364-9555

Address of Owner:

2709 31st St., NW, Washington, DC 20008

Name, address and telephone number of lessee:

Name, address and telephone number of appellant, if other than owner:

Stephen Bruce, 2701 31st St., NW,

Washington, DC 20008, tel. 202-371-8013

State specifically manner in which appellant is aggrieved by the administrative decision, the allegations of error in the administrative decision, and the relevant sections of the Zoning Regulations (see reverse for more detailed explanation).

Please use a separate piece of 8 1/2" x 11" to respond and attach it to the Form 125 Appeal.

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:

4/27/2009

Signature:

Stephen Bruce

* If appeal is filed by agent of the Appellant, Form 125 Appeal shall be accompanied by agent to act on his behalf in this appeal.

To be notified of hearing and decision (Appellant)

Name:

Stephen Bruce

Address:

2701 31st St., NW, Washington, DC 20008

Phone No.:

202-371-8013

Fax No.:

202-371-0121

E-Mail:

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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

17966

EXHIBIT NO.

1

3073

30713