



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 §3103.2 - Area/Use Variance and/or §3104.1 - 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
3609 13th Street NW	2829	62	R-4	Area Variance	401.3
Present use(s) of Property:	vacant, previously rooming house				
Proposed use(s) of Property:	3 condominiums - 1 per floor				
Owner of Property:	Mohammad Pishvaeian			Telephone No:	703-346-2277
Address of Owner:	3579 Warder Street, LLC, 3017 Hughsmith Court, Herndon, Virginia 20111				
Single-Member Advisory Neighborhood Commission District(s):	1A				

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

Application of Mohammad Pishvaeian for an area variance pursuant to 11 DCMR 3103.2 from the minimum lot dimension requirements set forth in 11 DCMR 401.3 in order to convert the premises at 3609 13th Street, N.W. from a rooming house to 3 condominium units - 1 on each floor.

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 §3118.2 (CHOOSE ONE):
☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

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:	August 29, 2011	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Ruthanne Miller	E-Mail:	rmiller@ssblawfirm.com
Address:	Sullivan, Styles & Barrows, LLP, 1990 M Street, NW, Suite 200, Washington, D.C. 20036		
Phone No(s):	202-503-1705	Fax No.:	202-503-1701

* 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.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18297

Board of Zoning Adjustment
District of Columbia
CASE NO.18297
EXHIBIT NO.1

August 29, 2011

By Hand Delivery

Meredith Moldenhauer, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Suite 210 S
Washington, D.C. 20011

RECEIVED
D.C. OFFICE OF ZONING
2011 AUG 30 AM 11:20

Re: Application for Area Variance Relief -3609 13th Street, N.W.
(Square 2829, Lot 62)

Dear Chairperson Moldenhauer:

On behalf of Mr. Mohammad Peshvaeian, please find an original and twenty (20) collated copies of an application, and supporting materials, for area variance relief in order to convert a rooming house at the above-referenced address to 3 condominium units. Enclosed are the following materials:

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$1040.00;
- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A plat certified by a D.C. licensed survey engineer showing the boundaries of the existing structure;
- Existing and proposed floor plans;
- A statement indicating how the application meets the tests identified in the Zoning Regulations;
- A statement of existing and intended uses of the subject property;
- Photographs of the subject property;
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format;

- Two (2) sets of self-stick labels of the names and mailing addresses of the owners of the properties;
- Copies of the Certificate of Occupancies for 3609 13th Street, N.W. showing past and current authorized uses;
- Letter from the property owner authorizing Ruthanne G. Miller, Esq. of the law firm of Sullivan, Styles and Barrows, LLP to file this application.

Applicant respectfully requests a public hearing on this matter on the next available date.

Sincerely,



Ruthanne G. Miller
Sullivan, Styles & Barros, LLP

Attachments

cc: Jennifer Steingasser, OP
Joel Lawson, OP

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