



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
1341 Irving Street, NW	2848	815 +	R-4	Area Variance	401.3 and 403.2
Present use(s) of Property:		Vacant 2-unit flat or one-family row dwelling			
Proposed use(s) of Property:		4-unit apartment house			
Owner of Property:	Rashid Salem			Telephone No:	
Address of Owner:	550 14th Rd. South, Apt. #732, Arlington, VA 22202				
Single-Member Advisory Neighborhood Commission District(s):					
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					

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Rashid Salem, owner of the property and improvements located at 1341 Irving Street, NW, is requesting area variance relief from the lot area requirements under §401.3, and the lot occupancy requirements under §403.2, to renovate and construct an addition to the subject property, and to convert the building on the property from a two-unit flat to a four-unit apartment house.

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:	10/3/11	Signature*:	Martin P. Sullivan
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Martin Sullivan	E-Mail:	msullivan@ssblawfirm.com
Address:	1990 M Street NW, # 200, Washington, DC 20036		
Phone No(s):	202-503-1704	Fax No.:	888-318-2443

* 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. 18312

Board of Zoning Adjustment
District of Columbia
CASE NO. 18312
EXHIBIT NO. 1

SULLIVAN & BARROS, LLP

REAL ESTATE | ZONING | LITIGATION | BUSINESS LAW

MARTIN P. SULLIVAN, PARTNER
DIRECT: (202) 503-1704
FAX: (888) 318-2443
MSULLIVAN@SULLIVANBARROS.COM

October 3, 2011

By Hand Delivery

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Variance Application; 1341 Irving Street, NW; Square 2848; Lot 815

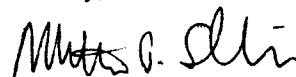
Dear Members of the Board,

Enclosed please find an original and twenty (20) copies, where applicable, of the following:

- BZA Application Form 120;
- The \$2,040 variance filing fee, and BZA Form 126;
- A letter authorizing Sullivan, Styles and Barros, LLP to represent the property owner. Sullivan, Styles and Barros, LLP has changed its name to Sullivan and Barros, LLP, as of October 1, 2011;
- BZA Self-Certification, Form 135;
- A detailed statement of existing and intended use;
- An Applicant's Statement explaining how the application meets the burden of proof for area variance relief;
- Architect's package which includes plans, elevations, floor plans, a building plat, and photographs of the subject property and the surrounding area;
- Names and addresses – and self-stick labels – of the owners of all property within 200 feet of the subject property (two sets of labels and one copy).

The Applicant requests that the Board schedule a public hearing on the application as soon as possible. Please feel free to contact me if you have any questions.

Sincerely,



Martin P. Sullivan
Sullivan & Barros, LLP

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