



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
1830 24th Street NW	2506	44	R-1-B	Area Variance	2001.3 (section 401 and 405); 403

Present use(s) of Property: Single Family Residence

Proposed use(s) of Property: Single Family Residence

Owner of Property: John B. Ritch

Telephone No:

202-342-0374

Address of Owner: 2701 32nd Street NW, Washington DC 20008

Single-Member Advisory Neighborhood Commission District(s): ANC 2D

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

Application of John B. Ritch, pursuant to 11 DCMR § 3103.2, for a variance from the nonconforming structure provisions under subsection 2001.3 (sections 401 and 405) and a variance from the lot occupancy requirements under section 403, to construct an addition at the first and second floor levels at the rear of a semi-detached dwelling in an R-1-B District at premises 1830 24th Street, N.W. (Square 2605, Lot 44).

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: 2/24/2012

Signature*:

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: John Mangan

E-Mail:

jmangan@mangangroup.com

Address: Mangan Group Architects; 7034 Carroll Ave. Suite 3 Takoma Park, MD 20912

Phone No(s): 301-589-7900

Fax No.:

301-589-7911

* 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

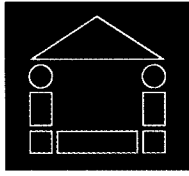
Exhibit No. 1

Case No.

18368

Board of Zoning Adjustment
District of Columbia

CASE NO.18368
EXHIBIT NO.1



MANGAN GROUP
A R C H I T E C T S

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB 28 PM 3:43

February 27, 2012

District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200-S
Washington, DC 20001

Re: Pre-Hearing Statement of John B. Ritch Associates
(Square 2506, Lot 44)

Dear Members of the Board:

Enclosed please find an original and twenty copies of the Pre-Hearing statement on behalf of John B. Ritch Associates. The application requests an area variance under 11 DCMR §3103.2 to construct an addition at the first and second floor levels at the rear of the residence at 1830 24th Street, N.W.

Please feel free to contact us should you have any questions.

Sincerely,

John Mangan, AIA
jmangan@mangangroup.com

Jennifer Verbeke
jverbeke@mangangroup.com

JM:jv

EXHIBITS

Exhibit A: Zoning Self Certification Form 135

Exhibit B: Plat

Exhibit C: Existing Architectural Plans and Elevations

Exhibit D: Proposed Architectural Plans and Elevations

Exhibit E: Zoning Exhibit

Exhibit F: Images

Exhibit G: 200' Radius Mailing Addresses