



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
2028 P Street, NW	96	18	DC/C-2-B	Special Exception	3104/731

Present use(s) of Property: Vacant

Proposed use(s) of Property: Principal Use of Massage Therapy on all Floors

Owner of Property: Epiphania, LLC

Telephone No: 202-503-1704

Address of Owner: 2028 P Street, NW

Single-Member Advisory Neighborhood Commission District(s): 2B-06

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

Epiphania, LLC, seeks Special Exception pursuant to 11 DCMR § 731 to operate an establishment that has as a principal use the administration of massages at the building located at 2028 P Street, NW.

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: 3/16/12

Signature*: Martin P. Sullivan

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

Name: Martin Sullivan; Sullivan & Barros, LLP

E-Mail: msullivan@sullivanbarros.com

Address: 1990 M Street NW, Suite 200 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. 18384
Board of Zoning Adjustment
District of Columbia
CASE NO.18384
EXHIBIT NO.1

March 16, 2012

By Hand Delivery

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

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR 16 PM 1:20

Re Special Exception Application, 2028 P Street, NW, Square 96, Lot 18

Dear Members of the Board,

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

- A check for \$1,560 for the application filing fee, along with BZA Form 126,
- BZA Application Form 120,
- A letter authorizing Sullivan & Barros, LLP to represent the Applicant,
- A memorandum from the Zoning Administrator directing the Applicant to the BZA,
- A statement of existing and intended use,
- A Plat of the Property from the D C Office of the Surveyor,
- An Applicant's Statement explaining how the application meets the burden of proof for the requested relief, including maps and photographs,
- Names and addresses – and self-stick labels – of the owners of all property owners 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. Thank you for your consideration of this Application.

Sincerely,



Martin P Sullivan