



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
	514	2214	R-5-B	Use Variance	2507.1
	514	2215	R-5-B	Use Variance	2507.1
Present use(s) of Property:	owner-occupied residential dwelling				
Proposed use(s) of Property:	owner-occupied residential dwelling				
Owner of Property:	Erin Murphy			Telephone No:	703-482-3135/978-804-4931
Address of Owner:	Square 514, Lot 2214				
Single-Member Advisory Neighborhood Commission District(s):	ANC204				

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2012 MAY -7 PM 2:34

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

Applicants, Erin Murphy and Johanna Sears, seek a variance from Sec. 2507.1 of the Zoning Regulations to permit existing residential units (two of a three-unit apartment building) on alley lots identified as Square 514, Lots 2214 and 2215, also known as Lots 48-50. The subject property is located near the southeast corner of the intersection 5th and M Streets, NW, at the rear of the premises at 1131 5th 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:	April 26, 2012	Signature*:	Leila Batties
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Norman M. Glasgow, Jr. / Leila Batties		E-Mail: norman.glasgowjr@hkaw.com / leila.batties@hkaw.com
Address:	2099 Pennsylvania Avenue, NW, Washington DC 20006		
Phone No(s):	202-955-3000	Fax No.:	202-955-5564

* 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. 18406 Board of Zoning Adjustment

District of Columbia

CASE NO.18406

EXHIBIT NO.1



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OF THE DISTRICT OF COLUMBIA



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Present use(s) of Property: owner-occupied residential dwelling

Proposed use(s) of Property: owner-occupied residential dwelling

Owner of Property: Johanna Sears

Telephone No: 571-256-2241/209-642-9632

Address of Owner: Square 514, Lot 2215

Single-Member Advisory Neighborhood Commission District(s): ANC204

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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Date: April 26, 2012

Signature*: Leila Batties

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

Name: Norman M. Glasgow, Jr. / Leila Batties

E-Mail: norman.glasgowjr@hkaw.com / leila.batties@hklaw.com

Address: 2099 Pennsylvania Avenue, NW, Washington DC 20006

Phone No(s): 202-955-3000

Fax No.: 202-955-5564

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Case No. 18406

Holland & Knight

2099 Pennsylvania Avenue, N.W., Suite 100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Leila M. Jackson Batties
leila.batties@hklaw.com
202.419.2583

April 30, 2012

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: **BZA Application – Square 514, Lots 2214 and 2215**

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY - 7 PM 2:45

Dear Board Members:

On behalf of Erin Murphy and Johanna Sears, the respective owners of the two condominium units at Square 514, Lots 2214 and 2215, we submit an application and supporting materials requesting approval of a variance from Section 2507.1 of the Zoning Regulations to allow the continued use of the subject property as two dwelling units that are part of a three-unit apartment building. Enclosed are one original and twenty copies of the following:

- A completed BZA Form 120 (application);
- A completed BZA Form 135 (self-certification);
- A building plat showing the boundaries and dimensions of the subject property and the proposed improvements;
- A statement of existing and intended uses of the subject property;
- A preliminary statement explaining how the application meets the specific tests identified in the Zoning Regulations; and
- Photographs of the subject property.

Additionally, we have enclosed the following items:

- 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;

Atlanta | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York
Northern Virginia | Orlando | Portland | San Francisco | Tallahassee | Tampa | Washington, D.C. | West Palm Beach

- A completed BZA Form 126 (fee calculator) and a check in the amount of \$650.00; and
- Authorization letters from Ms. Murphy and Ms. Sears authorizing Holland & Knight LLP to file this application.

We respectfully request that the Board schedule the application for a public hearing on the next available date.

Very truly yours,

HOLLAND & KNIGHT LLP

By: Leila Batties
Leila Batties

Attachments

cc: Advisory Neighborhood Commission 2C
c/o Commissioner Alex Padro
Commissioner Rachelle Nigro, ANC 2C04
Ms. Jennifer Steingasser, Office of Planning
Mr. Joel Lawson, Office of Planning

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