



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
451 S St, N.W., Washington DC	E475	22	R4	Area Variance	403.2
451 S St, N.W., Washington DC	E475	22	R4	Area Variance	2101.1

Present use(s) of Property: R-4

Proposed use(s) of Property: R-4

Owner of Property: George Simpson

Telephone No: 202-546-2080

Address of Owner: 31 Bryant St, N.W., Washington DC 20001

Single-Member Advisory Neighborhood Commission District(s): Ward 6, Cluster 3, ANC 2C 02

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

Property owner is requesting a variance to increase lot occupancy by 10% and a variance to permit a new flat without providing one (1) required parking space in the R-4 residential zone district. This is a corner lot at 5th St NW and S St NW.

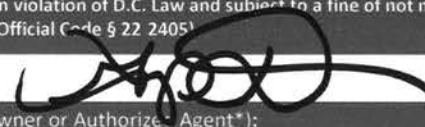
EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

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: 5/16/12

Signature*: 

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

Name: George Simpson

E-Mail: gtsimpson@gmail.com

Address: 31 Bryant St NW, Washington DC 20001

Phone No(s): 202-546-2080

Fax No.: 202-546-2083

* 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. 18411

Board of Zoning Adjustment
District of Columbia
CASE NO.18411
EXHIBIT NO.1

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 16 PM 1:38

5th and S Streets, LLC

31 Bryant Street N W.,
Washington, D C 20001
Phone 202-271-1655
Email gtsimpson@gmail.com

RECEIVED
D.C. OFFICE OF ZONING
2012 MAY 16 PM 2:33

May 16, 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 E-0475, Lot 22**
5th and S Streets, NW, LLC

Dear Board Members:

Enclosed please find an application and supporting materials requesting approval of a variance from Section 403.2 of the Zoning Regulations to permit the construction of a two-unit flat with a lot occupancy of 70% where a maximum of 60% is permitted, and a variance of Section 2101.1 of Zoning Regulations to provide no off-street parking where one (1) space is required. Enclosed are one original and twenty copies of the following:

- A completed BZA Form 120 (application);
- 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.

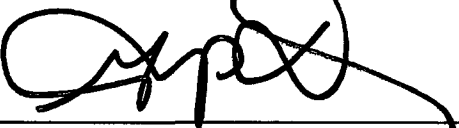
- The name and mailing address of the owners of all property within 200 feet in all directions from all boundaries of the subject property, in both list and mailing label format.

- A completed BZA Form 126 (fee calculator) and the application fee.

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

Very truly yours,

5th and S STREETS, NW, LLC

By. 

George Simpson, Managing Member

Attachments

cc Mr. Matt LeGrant, Zoning Administrator