



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
3602 16th Street, NW	2624	0776	R-5-D	Area Variance	2001.3 & 2101.1

Present use(s) of Property: Single family residential

Proposed use(s) of Property: Multi-family / apartment

Owner of Property: 3579 Warder Street, LLC

Telephone No: 7033462277

Address of Owner: 3017 Hughsmith Ct. Herndon, VA 20171

Single-Member Advisory Neighborhood Commission District(s): 1D02

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

The Applicant seeks variance relief in order to renovate an existing single family row house into four (4) units. The Applicant seeks variance relief pursuant to 11 DCMR 3103.2 from (i) 11 DCMR 2001.3 relating to non conforming lot occupancy and rear yard and (ii) 11 DC MR 2101.1 relating to parking requirement.

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: 5-30-12

Signature*:

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

Name: Mohammed Pishvaeian

E-Mail: mpsl6255@gmail.com

Address: 3017 Hughsmith Ct. Herndon, VA 20171

Phone No(s): 703 346-2277

Fax No.:

* 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

BOARD OF ZONING ADJUSTMENT

Exhibit No. 1

CASE NO. 18421

EXHIBIT NO. 1

Case No. 18421

Board of Zoning Adjustment
District of Columbia
CASE NO: 18421
EXHIBIT NO. 1

May 29, 2012

VIA Hand Delivery
Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
441 4th Street, NW, Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING

2012 MAY 31 PM 12:57

Re: 3579 Warder Street, LLC – BZA Application for 3602 16th Street, NW
Square 2624 Lot 0776 (the “Property”) – Area Variance Application

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of 3579 Warder Street, LLC (the “Applicant”) for variance relief in order to renovate an existing single family row house into a four (4) unit multi-dwelling use at the Property (the “Project”). The Applicant is seeking, variance relief pursuant to 11 DCMR §3103.2 from (i) from 11 DCMR 2001.3 relating to non conforming lot occupancy and rear yard and (ii) 11 DCMR §2101.1 relating to parking requirements.

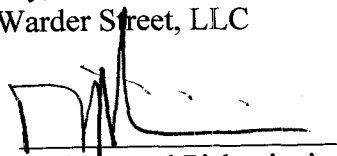
The application package includes the following materials:

1. BZA Form 120, Application
2. BZA Form 126, Fee Calculator
3. Plat, prepared by the DC Surveyor showing the existing structure on the Property
4. The preliminary burden of proof statement
5. BZA Form 135, Self Certification
6. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property.
7. Baist Map with Property outlined
8. Zoning Map with Property outlined
9. Existing and proposed plans for the Project, including photographs of the Property.

I believe that the application is complete and acceptable for filing, and we request that the Board schedule a public hearing on the application as soon as possible. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,
3579 Warder Street, LLC

By:


Mohammad Pishevanie