



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
2432 39th Place NW, Washington, DC 20007	1810	0213	R-3	Special Exception	Section 223 (403-404)

Present use(s) of Property: Single Family Dwelling

Proposed use(s) of Property: Single Family Dwelling

Owner of Property: Stuart and Mary Farrell

Telephone No: 571-228-3224

Address of Owner: 2432 39th Place NW, Washington, DC 20007

Single-Member Advisory Neighborhood Commission District(s): SMD ANC 3B05 (Brian Cohen)

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

The homeowners of 2432 39th Place NW, Washington, DC 20007, wish to build a deck on the rear of their home. This deck requires a special exception from the Board of Zoning because the proposed deck exceeds the maximum lot occupancy and will not comply with the minimum required rear yard setback in R-3 Residential Zone District. The homeowners are requesting a special exception under 223.1 which allows homeowners in R-3 Residential Zone District to build an addition as long as the proposed addition does not interfere with the neighbors' use and enjoyment of their property, the proposed addition does not affect the light and air quality, the proposed addition does not change the character, scale or pattern of the neighborhood, and the proposed addition and existing home do not exceed 70% lot occupancy.

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: 6/11/2012

Signature*: Mary Farrell

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

Name: Mary Farrell

E-Mail: maryecfarrell@gmail.com

Address: 2432 39th Place NW, Washington, DC 20007

Phone No(s): 571-228-3224

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

Exhibit No. 1

Case No. 18428