

★ ★ ★ 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	
3616 14th Street NW	2689	0860	C-2-A	Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR- Zoning Regulations from which relief is being sought
Present use(s) of Property:		retail, office			
Proposed use(s) of Property:		retail, residential			
Owner of Property:			3616 14th Street LLC		Telephone No: (202) 487-4528
Address of Owner:		3625 Prospect St NW Washington, DC 20007			
Single-Member Advisory Neighborhood Commission District(s):			1A01		
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					
Owner 3616 14th Street LLC submits an application for area variances, pursuant to 11 DCMR §3103.2, from (i) 11 DCMR §2001.3 for an existing nonconforming structure relating to lot occupancy and rear yard; (ii) 11 DCMR §771.2 relating to floor-to-area ratio; and (iii) 11 DCMR §2101.1 relating to parking requirements to allow the Applicant to convert an existing single family row house into a four unit multi-dwelling use in a C-2-A District at premises 3616 14th Street, NW (Square 2689, Lot 0860).					
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:	7/9/2012		Signature*:		
To be notified of hearing and decision (Owner or Authorized Agent*):					
Name:	3616 14th Street LLC		E-Mail:	rsamuel@1stprinciple.com	
Address:	3265 Prospect St. NW Washington DC 20007				
Phone No(s):	(202) 487-4528		Fax No.:	1-866-384-5786	
* 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. 18443		

Board of Zoning Adjustment
 District of Columbia
 CASE NO.18443
 EXHIBIT NO.1

RECEIVED
D.C. OFFICE OF ZONING

2012 JUL 12 AM 11:27

July 9, 2012

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

Re: BZA Application for 3616 14th Street, NW
Square 2689 Lot 0860 (the "Property") – Area Variance Application

Dear Chairperson Jordan & Members of the Board:

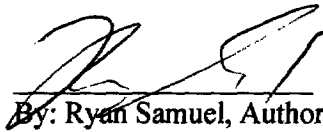
Please accept for filing the enclosed application of 3616 14th Street, LLC (the "Applicant") for variance relief in order to convert an existing single family row house into a four (4) unit multi-dwelling use at the Property (the "Project"). The Applicant is seeking variance relief pursuant to 11 DCMR §3103.2 from (i) 11 DCMR 2001.3 relating to nonconforming lot occupancy and rear yard; (ii) 11 DCMR 771.2 relating to floor-to-area ratio; and (iii) 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,
3616 14th Street LLC



By: Ryan Samuel, Authorized Agent