



**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
1221 Otis Place, NW	2829	0057	R-4	Area Variance	§401.3
Present use(s) of Property:	Rooming house				
Proposed use(s) of Property:	Multi-unit Residential				
Owner of Property:	3579 Warder Street LLC			Telephone No:	
Address of Owner:	4725 Wisconsin Avenue, Suite 250, Washington, DC 20016				
Single-Member Advisory Neighborhood Commission District(s):	1A07				
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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 2012 JUL 25 PM 1:36

3579 Warder Street LLC submits an application for an area variance under 11 DCMR §401.3 relating to lot area at premises 1221 Otis Place, NW to allow the applicant to convert a two-story, 11 bedroom rooming house to a three-story, four-unit apartment building.

**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:	07/23/12	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Mohammed Pishvaeian	E-Mail:	mpsi6255@gmail.com
Address:	3017 Hughsmith Court 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

**Exhibit No. 1**

**Case No. 18448**

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO.18448  
 EXHIBIT NO.1

July 23rd 2012

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

Re: BZA Application for 1221 Otis Place, NW  
Square 2829 Lot 0057 (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 convert a two-story, 11 bedroom rooming house to a three-story, four-unit apartment building apartment at the Property (the "Project"). The Applicant is seeking variance relief, pursuant to 11 DCMR §3103.2, from 11 DCMR §401.3 regarding to minimum lot area.

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



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By: Mohammed Pishvaeian, Authorized Agent