



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
1400 Montello Avenue, NE	4059	29	R-4	Special Exception	§223 (401,403,406,2001.3)
Present use(s) of Property:	Vacant while under rehabilitation; previously commercial retail.				
Proposed use(s) of Property:	One-Family Dwelling				
Owner of Property:	Christian Creech			Telephone No:	202-368-5026
Address of Owner:	1400 Montello Avenue, NE, Washington, DC 20002				
Single-Member Advisory Neighborhood Commission District(s):	5B-06				

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

Christian Creech, owner of the property located at 1400 Montello Avenue, NE, requests special exception approval pursuant to § 223 for relief from minimum lot area (§401), lot occupancy (§403), minimum width and area of open courts (§406), and additions to buildings nonconforming as to lot occupancy (§2001.3), in order to rebuild, and add to, a previously existing addition to the building on the subject property.

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:	9/25/12	Signature*:	Martin P. Sullivan
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Martin P Sullivan, Sullivan & Barros, LLP		E-Mail: msullivan@sullivanbarros.com
Address:	1990 M Street, NW, Suite 200, Washington, DC 20036		
Phone No(s):	202-503-1704	Fax No.:	888-318-2443

* 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.

18481

Board of Zoning Adjustment
District of Columbia
CASE NO.18481
EXHIBIT NO.1

September 25, 2012

By Hand Delivery

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: Expedited § 223 Special Exception Application for 1400 Montello Street, NE; Square 4059, Lot 29

Dear Members of the Board,

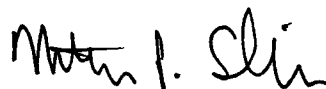
Enclosed please find an original and twenty (20) copies of the following:

- A check for \$325 for the application filing fee, along with BZA Form 126;
- BZA Application Form 120 and Form 128 (for expedited review);
- A letter authorizing Sullivan & Barros, LLP to represent the Applicant;
- Self-Certification form 135;
- A statement of existing and intended use;
- A Plat of the Property from the D.C. Office of the Surveyor;
- An Applicant's Statement explaining how the application meets the burden of proof for the requested relief, including maps and photographs;
- Plans showing the existing space and proposed addition.
- Names and addresses – and self-stick labels – of the owners of all property owners within 200 feet of the subject property (two sets of labels and one copy).

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The Applicant is requesting expedited review pursuant to § 3113. Thank you for your consideration of this Application.

Sincerely,



Martin P. Sullivan