

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	
26 T Street, NE	3509S	0039	R-4	Area Variance	400.1; 401.3	
Present use(s) of Property:	3-unit apartment building					20 OCT 15
Proposed use(s) of Property:	3-unit apartment building					AM 11:28
Owner of Property:	Ifeanyichukwu Egbuniwe			Telephone No:	RECEIVED D.C. OFFICE OF ZONING	
Address of Owner:	26 T Street, NE, Unit 3, Washington, DC 20002					20 OCT 15
Single-Member Advisory Neighborhood Commission District(s):	5C06					AM 11:28

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

Owner Ifeanyichukwu Egbuniwe seeks a variance to permit the continued use of an existing four-story, three-unit apartment building that does not comply with the Zoning Regulations with regard to (i) the number of stories and (ii) lot area.

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: 10/12/12 Signature: 

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

Name: Meridith H. Moldenhauer E-Mail: MMoldenhauer@washlaw.com

Address: 1912 Sunderland Place, NW, Washington, DC, 20036

Phone No(s.): (202) 429-4000 Fax No.: (202) 232-7365

* 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. 18484

Board of Zoning Adjustment
District of Columbia
CASE NO. 18484
EXHIBIT NO.1

LAW OFFICES
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ERIC M DANIEL (MD DC*)

*pending

DIRECT DIAL (202) 530-1482
DIRECT E-MAIL mmoldenhauer@washlaw.com

October 12, 2012

VIA HAND DELIVERY

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N W , Suite 210S
Washington, DC 20001

**Re: BZA Application for 26 T Street, NE
Square 3509S Lot 0039 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board

Please accept for filing the enclosed application of IfeanyiChukwu Egbuniwe (the "Applicant") Enclosed you will find one original and twenty copies of the Application for the above referenced Property. The Applicant requests variance relief to permit the continued use of an existing four-story, three-unit apartment building that does not comply with the Zoning Regulations with regard to (i) the height and story requirement and (ii) lot area. The Applicant is seeking variance relief, pursuant to 11 DCMR §3103.2, from §400.1 regarding the height and story requirement and §401.3 regarding minimum lot area, in the R-4 District at premises 26 T Street NE, Washington DC, 20001 (Square 3509S, Lot 0039).

The application package includes the following materials

- 1 Agent Authorization Letter,
- 2 BZA Form 120, Application,
- 3 Plat showing the existing structure on the Property,
- 4 BZA Form 126, Fee Calculator,
- 5 BZA Form 135, Self-Certification,
- 6 Statement of the Applicant,
- 7 List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property,
- 8 Baist Atlas Map,
- 9 Zoning Map,
- 10 Architectural Plans & Elevations and Photographs of the Property,
- 11 Certificate of Occupancy
- 12 Notice to Revoke Certificate of Occupancy, and
- 13 Letter from Zoning Administrator

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 me on behalf of the Applicant.

Thank you for your attention to this application

Sincerely,
GRIFFIN & MURPHY, LLP

By



Merrith H. Moldenhauer

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D.C. OFFICE OF ZONING
2012 OCT 15 AM 11:41