



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
2914 Sherman Avenue, NW	2852	0807	R-4	Area Variance	§2001.3; §400.1; §2101.1
Present use(s) of Property:		18 Multi-family/Apartments			
Proposed use(s) of Property:		20 Multi-family/Apartments			
Owner of Property:		2914 Sherman, LLC		Telephone No:	(202) 737-7111
Address of Owner:		2300 Wisconsin Avenue, NW, Suite 100B Washington, DC 20007			
Single-Member Advisory Neighborhood Commission District(s):			1A10		
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 NOV 14 AM 10:04

Owner 2914 Sherman, LLC submits an application for area variances from (i) 11 DCMR §2001.3 relating to requirements for nonconforming lot occupancy, open court, and lot area requirements; (ii) 11 DCMR §400.1 regarding the story requirement; and (iii) 11 DCMR §2101.1 regarding parking requirements to convert an existing 18 unit apartment building to a 20 unit apartment building in an R-4 District at premises 2914 Sherman Avenue, NW.

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:	11/8/12	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) 429-9000	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.

18500

Board of Zoning Adjustment
District of Columbia
CASE NO.18500
EXHIBIT NO.1

LAW OFFICES
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*pending

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DIRECT E-MAIL mmoldenhauer@washlaw.com

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November 8, 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 2914 Sherman Avenue, NW
Square 2852 Lot 0807 (the "Property") – Area Variance Application

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of 2914 Sherman, LLC (the "Applicant"). Enclosed you will find one original and twenty copies of the Application for the above referenced Property. The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from (i) the nonconforming structure requirements (§2001.3) regarding lot occupancy (§403.2), open court (§406.1), and lot area (§401.11) requirements; (ii) the story requirement (§400.1); and (iii) the parking requirement (§2101.1) to allow the Applicant to convert a three-story, 18-unit apartment building to a four-story, 20-unit apartment building, in the R-4 District at premises 2914 Sherman Avenue NW, Washington DC, 20001 (Square 2852, Lot 0807).

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. DDOT Press Release;
11. Architectural Plans & Elevations and Photographs of the Property;

- 12 Construction Budget;
- 13. Profit and Loss Analysis, and
- 14 Corrected Summary Order and Transcript

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

A handwritten signature in black ink, appearing to read 'M. Moldenhauer', is written over a horizontal line.

By: Meridith H. Moldenhauer