



**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
3014 P ST NW	1257	841	R-3	SPECIAL EXCEPTION	223(403, 405, 2001.3)

Present use(s) of Property: OWNER-OCCUPIED SINGLE FAMILY DWELLING

Proposed use(s) of Property: " " SINGLE FAMILY DWELLING

Owner of Property: MR. RON THOMAS Telephone No: 202-290-1503

Address of Owner: 3014 P STREET NW WASHINGTON DC 20007

Single-Member Advisory Neighborhood Commission District(s): 2E-06 CO-CHAIR THOMAS BIRCH

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

The owner of 3014 P Street, Ron and Karen Thomas are requesting approval for a house addition at the rear of the property converting an existing deck to a screened porch. To do so the owner seeks relief from the Office of Zoning's Board of Zoning Adjustment - Special Exception for relief under the following Sections of Title 11 DCMR 223(403, 405, 2001/3). These sections are for establishing the grandfathered condition of a Lot Occupancy exceeding the allowable 40%. The combined building coverage is currently 51.8%. The proposed coverage will be 54.6%. Zoning regulations allow lot occupancy to increase to a maximum of 70% under provision of a Special Exception. Also the proposal seeks relief from the east side yard requirement of 8.0ft. The current east side yard averages 3.0 ft. At the proposed porch the owner increased the side yard to 4.0ft. The proposed work has been vetted through ANC-2E and CFA/OGB in December 2012 without challenge. Public notice will be provided to property owners within a 200 foot radius of the property in the coming weeks in addition to a public hearing at the BZA in March 2013 at 441 4th Street NW Washington DC 20001.

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: DECEMBER 14 2012 Signature*:

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

Name: MERLE THORPE E-Mail: MERLE@MERLETHORPEARCHITECTS.COM

Address: 3235 P ST NW WASHINGTON DC 20007

Phone No(s): 202-298-7771 Fax No.: 202-688-2844

* 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. 18512 Board of Zoning Adjustment
District of Columbia

CASE NO.18512
EXHIBIT NO.1