



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
1300 Florida Ave, NW	234	822	R-5-B	Special Exception	358

Present use(s) of Property: Community-Based Residential Facility

Proposed use(s) of Property: Community-Based Residential Facility

Owner of Property: N Street Village, Inc

Telephone No:

(202) 939-2076

Address of Owner: 1333 N Street Northwest Washington, DC 20005

Single-Member Advisory Neighborhood Commission District(s): 1B04

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

N Street Village, Inc is applying for a Certificate of Occupancy allowing 25 residents at a community housing facility known as Minam's House located at 1300 Florida Avenue NW. This facility provides housing for woman with HIV and AIDS including their children in some circumstances. The property was previously approved for a Zoning Exception that included a Certificate of Occupancy granting 20 residents in 1997 (BZA Order 16207). Since 1997, the facility has found less demand of staff services due to the increase in general health of the residents and a merger with N Street Village, Inc located at 1333 N Street, NW and would like to convert staff space into residential units.

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: 08 JANUARY 2013

Signature*

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

Name: Jeff Stoiber

E-Mail

jstoiber@stoiberandassociates.com

Address: 1621 Connecticut Ave NW, Washington, DC, 20010

Phone No(s): (202) 986-4700

Fax No

(202) 986-7606

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.

18524

Board of Zoning Adjustment
District of Columbia

CASE NO. 18524

EXHIBIT NO. 1

Stoiber+Associates

Architecture • Interiors

MEMO

To: Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001
Via: Hand Delivery

Prepared By: Stoiber + Associates, PC

Date: 8 January 2013

RE: Original BZA Application for Square 234 Lot 822 / 1300 Florida Avenue, NW

RECEIVED
D.C. OFFICE OF ZONING
2013 JAN -9 AM 11:25

Dear Board Members,

On behalf of N Street Village, Inc the owners of the property described as Square 234, Lot 822 with the property address 1300 Florida Avenue, NW, we submit an application and supporting materials pursuant to 11 DCMR Sections 3104.1 for special exception granting a certificate of occupancy for 25 residents of a Community-Based Residential Facility located on the property. Enclosed are original copies of the following materials:

- A Completed BZA Form 120 (application)
- A Completed BZA Form 135 (self-certification)
- A copy of the plat of the subject property
- Plans of the existing and proposed project
- A Statement of existing and intended uses of the subject property
- A preliminary statement explaining how the application meets the specific test identified in the Zoning Regulations
- Photographs of the subject property
- Copies of the past two certificate of Occupancies, and
- Name and mailing addresses of the owners of all property within 200ft in all directions from all boundaries of the property involved in the application

MEMO

Preliminary Statement of Compliance with Burden of Proof

8 January 2013

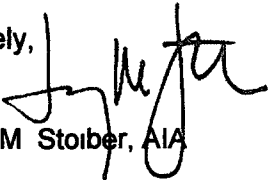
2 of 2

Additional we have included the following for the original application set

- Two copies of self-sticking labels with name and mailing addresses of the owners of all property within 200ft in all directions from all boundaries of the property involved in the application
- A Completed BZA Form 126 (Fee Calculator) and a check in the amount of \$1040 This is for the additional 10 residents we are seeking a zoning exception for outside of the current 15 allowed for a Community-Based Residential Facility as of right for the property

We ask that the board review these documents and proceed with the application process

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey M. Stoiber". The signature is stylized with a large, looped "J" and a cursive "Stoiber".

Jeffrey M. Stoiber, AIA