



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
1538 New Jersey Ave. NW	510	53	SS R-4	Area Variance	401.3
Present use(s) of Property:	Church and one residential unit				
Proposed use(s) of Property:	Multi-unit Dwelling				
Owner of Property.	1538 New Jersey Avenue, LLC			Telephone No:	
Address of Owner.	3265 Prospect Street NW, Washington DC, 20007				
Single-Member Advisory Neighborhood Commission District(s):	2C02 6E02				
Written paragraph specifically stating the "who, what, and where of the proposed action(s)" This will serve as the Public Hearing Notice					

Owner 1538 New Jersey Avenue, LLC submits an application for area variance relief from 11 DCMR 401.3 regarding lot area to convert a church and residential unit to a multi-unit apartment building in an R-4 District at premises 1538 New Jersey 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:	3/13/13	Signature*:	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Meredith H. Moldenhauer	E-Mail:	mmoldenhauer@washlaw.com
Address:	1912 Sunderland Place, NW, Washington, DC, 20036		
Phone No(s):	(202) 429-9000	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.

18562

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
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ERIC M. DANIEL (MD, DC)

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

March 15, 2012

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VIA HAND DELIVERY

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

**Re: BZA Application for 1538 New Jersey Avenue, NW
Square 510 Lot 53 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board

Please accept for filing the enclosed application of 1538 New Jersey Avenue, 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 the lot area requirement (§401.3) to allow the Applicant to convert a church and residential unit to a multi-unit apartment building in an R-4 District at premises 1538 New Jersey Avenue, NW, Washington, DC, in the R-4 District (Square 510, Lot 53)

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 Certificate of Occupancy,
- 10 Zoning Map,
- 11 Architectural Plans & Elevations and Photographs of the Property, and
- 12 Profit and Loss Analysis

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for 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,
MOLDENHAUER & WIGGINS, LLP



By Meredith H. Moldenhauer

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