



**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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 929 5th Street SE | 0824   | 0031       | R-5-B            | Area Variance                                      | 11-402; 403;                                                                             |
| "                 | "      | "          | "                | Area Variance                                      | 404; 2001.3                                                                              |
|                   |        |            |                  |                                                    |                                                                                          |
|                   |        |            |                  |                                                    |                                                                                          |

Present use(s) of Property: Single-family residence

Proposed use(s) of Property: Single-family residence

Owner of Property: Chris French & Anya Landau French      Telephone No: (202) 577-7511

Address of Owner: 929 5th Street SE, Washington, DC 20003

Single-Member Advisory Neighborhood Commission District(s): SMD 6D07

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

We propose to add a third-floor addition to the existing two-story residence. The addition will be set back approx. 5' from the front facade of the existing rowhouse, in order to minimize the visual impact on the block. As the existing two-story rowhouses on the block are currently surrounded on all sides by 4-story or taller structures, this addition will not adversely affect our neighbors.

**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:                                                                | 3/21/13                                 | Signature*: |  |
| To be notified of hearing and decision (Owner or Authorized Agent*): |                                         |             |                                                                                      |
| Name:                                                                | Chris French                            | E-Mail:     | chrisfrench535@me.com                                                                |
| Address:                                                             | 929 5th Street SE, Washington, DC 20003 |             |                                                                                      |
| Phone No(s):                                                         | (202) 577-7511                          | Fax No.:    | N/A                                                                                  |

\* 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. 18566

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CHRIS FRENCH

929 5TH ST SE

March 21, 2013  
Mr. Richard Nero  
Deputy Director of Operations  
District of Columbia Office of Zoning  
441 4th St NW, Suite 200S  
Washington, DC 20001

Dear Mr. Nero,

Thank you for taking the time last week to provide guidance on process to submit a zoning variance application. Please find enclosed our application for Zoning Variance for our single-family residence located at 929 5th Street SE. The two-story rowhouse, which is our primary residence, is located in a small section of R-5-B zoning on a block dominated by higher-density 3- and 4- story rowhouses that are part of the Capper/Carrollsbury PUD-1, which has a CR zoning overlay.

The variance we are requesting is to allow us to increase the square footage of the home beyond the 1.8 FAR allowed under the R-5-B zoning. This is necessary because the existing lot area is too small to allow for even a modest-size home for a family of four. We are requesting relief from the following sections of the zoning code:

- |            |                                                                                                 |
|------------|-------------------------------------------------------------------------------------------------|
| 11-402:    | Floor Area Ratio (R)                                                                            |
| 11-403:    | Percentage of Lot Occupancy                                                                     |
| 11-404:    | Rear Yards (R)                                                                                  |
| 11-2001.3: | Limitations on enlargements or additions to Nonconforming Structures Devoted to Conforming Uses |

The practical difficulties that are posed by our property include the following:

- 1) The home was built in 1890, decades before zoning regulations came into effect.
- 2) The lot is both shallow and narrow, severely limiting the buildable area.
- 3) The property is land-locked on all sides, with no possibility to increase the lot size.
- 4) The existing structure has no basement, and no reasonable possibility to create one.

Further, we understand the need to respect the light and space needs of our neighbors, and will take the following measures to minimize any impacts from the expansion of our home:

- 1) The only property to the rear of our property has no windows on the side facing our house; therefore, the addition will not be blocking any light to homes to the rear.

(202) 577-7511  
TELEPHONE

[CHRISFRENCH535@ME.COM](mailto:CHRISFRENCH535@ME.COM)  
EMAIL

929 5TH STREET SE WASHINGTON, DC 20003  
ADDRESS

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2) We have designed the addition so that the front facade is set back from the existing front facade of our house and the rest of the rowhouses in our set.

It is our sincere intention to renovate the property in a way that is in concert with the scale of homes on our block, and to not negatively impact neighbors' access to air and light. This addition will allow our newly-expanded family to remain in the neighborhood we love for a long time to come.

Sincerely yours,



Chris French

**Encl.: Application for Variance / Special Exception with Attachments**

**CONTENTS**

Form 120, Application for Variance / Special Exception

Attachment A: Form 135 - Zoning Self-Certification

Attachment B: Property Plat

Attachment C: Plans and Elevations

Attachment D: Use of Structure

Attachment E: Burden of Proof

Attachment F: Images

Attachment G: Mailing Addresses

Attachment H: Leases

Attachment I: Certificate of Occupancy

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