



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
1845 North Capitol St NE	3510	22	R-4	Area Variance	§ 401.3

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Present use(s) of Property: Currently Vacant and Most Recently Approved as a Flat

Proposed use(s) of Property: Three-Unit Apartment House

Owner of Property: 1845 North Capitol Street NE LLC Telephone No: 202-503-1704

Address of Owner: 38 V Street, NW

Single-Member Advisory Neighborhood Commission District(s): 5E-04

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

1845 North Capitol Street NE LLC is requesting area variance relief from the minimum lot area requirements of 11 DCMR § 401.3 in order to use the building located at 1845 North Capitol Street, NE, as a three-unit apartment house, as was approved in recent building permits issued by DCRA for interior renovations.

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: 3/28/13

Signature*: Martin P. Sullivan

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

Name: Martin P Sullivan, Sullivan & Barros, LLP E-Mail: msullivan@sullivanbarros.com

Address: 1990 M Street, NW, Suite 200, Washington, DC 20036

Phone No(s): 202-503-1704 Fax No.: 888-318-2443

* 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. 18590

March 28, 2013

By Hand Delivery

Lloyd Jordan, Chair
Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

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Re: **Area Variance Application; 1845 North Capitol Street, NE; Square 3510, L-22**

Dear Chairman Jordan and Members of the Board,

Enclosed please find an original and twenty (20) copies (where applicable) of the following.

- A check for \$1,040 for the application filing fee, along with BZA Form 126,
- BZA Application Form 120,
- A letter authorizing Sullivan & Barros, LLP to represent the Applicant;
- Form 135.
- A statement of existing and intended use,
- A Preliminary Statement describing how the Application satisfies the burden of proof for area variance relief.
- The Exhibits to the Preliminary Statement include a Surveyor's Plat, Floor Plans, Photos, and other materials,
- Names and addresses – and self-stick labels – of the owners of all property owners within 200 feet of the subject property (two sets of labels and one copy).

The Applicant requests that the Board schedule a public hearing on the application as soon as possible. Thank you for your consideration of this Application.

Sincerely,



Martin P. Sullivan

enclosures