



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
2140 Wisconsin Ave, NW	1300	320	NO/C-2-A	Area Variance	2101.1
Present use(s) of Property:	Vacant Land				
Proposed use(s) of Property:	8-Unit Apartment House				
Owner of Property:	AE Tower LLC and RE Opal LLC			Telephone No:	202-503-1704
Address of Owner:	5304 Tower Rd, Greensboro, NC 27410				
Single-Member Advisory Neighborhood Commission District(s):	3B-02				
Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:					

AE Tower LLC and RE Opal LLC are requesting area variance relief from the four (4) - space parking requirement of Section 2101.1 in order to construct an 8-unit apartment house on the vacant lot located at 2140 Wisconsin Avenue, NW with no required parking spaces.

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:	April 16, 2013	Signature*:	
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. 18582

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Litigation | Business Law

Martin P. Sullivan, Partner

Direct (202) 503-1704

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D.C. OFFICE OF ZONING

2013 APR 17 AM 9:08

April 16, 2013

By Hand Delivery

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

Re **Area Variance Application; 2140 Wisconsin Avenue, NW; Square 1300, Lot 320**

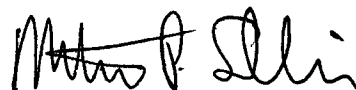
Dear Chairman Jordan and Members of the Board,

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 Preliminary Statement of Compliance with the Burden of Proof and Statement of Existing and Intended Use,
- Architectural Plans and a Plat from the DC Office of the Surveyor,
- Zoning Map of the Subject Property,
- Photographs of the Subject Property;
- 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