



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
3612-3614 Park Place NW	3035	838, 837	R-4	Area Variance	401.3

Present use(s) of Property: Vacant, formerly two one-family dwellings

Proposed use(s) of Property: Apartment House - Six (6) Units

Owner of Property: 3612 Park Place LLC

Telephone No: 202-503-1704

Address of Owner: 7700 Old Georgetown Road, Suite 540, Bethesda, MD 20814

Single-Member Advisory Neighborhood Commission District(s): 1A-08

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

3612 Park Place LLC is requesting relief from the minimum lot area requirements of Section 401.3 in order to provide one additional apartment unit more than the five units permitted as a matter-of-right, for a total of six units, at the property located at 3612-3614 Park Place, 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: 5/7/13

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.

18598

Board of Zoning Adjustment
District of Columbia
CASE NO: 18598
EXHIBIT NO. 1

18598

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Litigation | Business Law

Martin P. Sullivan, Partner
Direct (202) 503-1704
Fax (888) 318-2443
msullivan@sullivanbarros.com

May 7, 2013

By Hand Delivery

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

RECEIVED
D.C. OFFICE OF ZONING
2013 MAY -7 PM 2:50

Re **Area Variance Application; 3612-3614 Park Place, NW, Square 3035, Lots 838 and 837**

Dear Chairman Jordan and Members of the Board,

Enclosed please find an original and ten (10) 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 Plat from the D C Surveyor's Office,
- A Preliminary Statement summarizing the Application's satisfaction of the burden of proof for area variance relief and a statement of existing and intended use,
- A copy of a portion of the Zoning Map showing the Property,
- Photos of the Property,
- A set of architectural plans for the proposed renovation and addition, and
- 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