

DEPARTMENT OF ZONING ADJUSTMENTS 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
229 12th Street SE	990	817	R-4	Special Exception ☒	223.1, 401.3, 403.2,
				☒	406.1 and 2001.3
				☒	
				☒	

Present use(s) of Property. Single Family Dwelling

Proposed use(s) of Property Single Family Dwelling

Owner of Property. New Vision Properties LLC

Telephone No. 202-256-1897

Address of Owner: 823 6th Street NE, Washington, DC 20002

Single-Member Advisory Neighborhood Commission District(s) ANC 6B05

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

The owner/applicant requests a special exception to the zoning regulations under 11 DCMR Section 223, in order to construct a two story rear addition, not meeting lot occupancy requirements (403.2) and open court requirements (406.1). The owner/applicant is also seeking relief for minimum lot area under Section 401.3. Additionally, the existing property is non-conforming for lot coverage, as per Section 20001.3

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: 7/24/13

Signature*: 

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

Name: Justin Sprnzen

E-Mail: justin@newvisionpropertiesdc.com

Address: 823 6th Street NE, Washington, DC 20002

Phone No(s): 202-256-1897

Fax No.:

* 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. 18639

Board of Zoning Adjustment
District of Columbia
CASE NO. 18639
EXHIBIT NO. 1

New Vision Properties LLC

823 6th Street NE
Washington, DC 20002
(202) 256-1897
Justin@newvisionpropertiesdc.com

RECEIVED
D.C. OFFICE OF ZONING

2013 JUL 24 PM 3:05

July 23, 2013

By Hand Delivery

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

Re: Special Exception Application (§223) for 229 12th Street, SE

Dear Members of the Board,

Enclosed please find a special exception application for an addition to a one-family dwelling (§223). Attached are one original and 10 copies (where applicable) of the following:

- The \$1,560 Filing Fee;
- BZA Application Form 120;
- A Memorandum from the Zoning Administrator directing the Applicant to the BZA;
- A building plat from the D.C. Surveyor's Office;
- A detailed statement of existing and intended use;
- Office of Planning Map providing an illustration of overall size of the existing subject property and abutting dwellings;
- A detailed Applicant's Statement explaining how the application meets the burden of proof for the special exception request;
- Plans and elevations of the proposed addition and plans depicting the existing structure and its relationship to abutting properties;
- Photographs of the front and rear facades (east and west facing); and
- Names and addresses – and self-stick labels – of the owners of all property 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,



Justin C. Sprinzen
Applicant

Enclosures