



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
1210 SIMMS PLACE NE	4052	0181	C-2-A	Area Variance	§2101.1, §772.1, §774.1
Present use(s) of Property:	Vacant Lot				
Proposed use(s) of Property:	Four Unit Apartment House				
Owner of Property:	57TH STREET MEWS INC			Telephone No:	240-832-4315
Address of Owner:	3203 Shortridge Lane, Bowie, MD 20721				
Single-Member Advisory Neighborhood Commission District(s):	5B05				

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

Application of 57th Street Mews Inc for variance pursuant to § 3103.2 to construct a new four unit apartment house in non-compliance with with the lot occupancy, rear yard, and parking provisions set forth in §§ 772.1, 774.1, and 2101.1 for premises 1210 Simms Place NE (Square 4052 Lot 0181)

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:	6/27/13 JULY 31, 2013	Signature*	
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Toye Bello	E-Mail:	toyebello@bandblc.com
Address:	900 2nd Street NE Suite 6 Washington, DC 20002		
Phone No(s):	202-289-1663	Fax No.	202-350-7199

* 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.

18642

Board of Zoning Adjustment
District of Columbia
CASE NO.18642
EXHIBIT NO.1