



**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
903,905,907 Florida Ave. NE	931N	802, 804, 803	R-4	Area Variance	§ 401.3, § 2101.1

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Present use(s) of Property: Vacant land - three lots

Proposed use(s) of Property: 2 two-unit flats on two separate lots

Owner of Property: 903 [905] [907] Florida Ave NE, LLC

Telephone No: 202-503-1704

Address of Owner: PO Box 6777, Washington, DC 20020

Single-Member Advisory Neighborhood Commission District(s): 6A-01

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

903 Florida Ave NE, LLC; 905 Florida Ave NE, LLC; and 907 Florida Ave NE, LLC; owners, respectively, of the properties located in Square 931N, at 903 Florida Ave., NE (Lot 802), 905 Florida Ave., NE (Lot 804), and 907 Florida Ave., NE (Lot 803), request relief from §401.3 regarding minimum lot area (for one lot), and §2101.1 for parking relief on each lot, to subdivide these three lots into two record lots and construct two 2-unit flats on each new record lot.

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: 8/20/13

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. 18657 Board of Zoning Adjustment

District of Columbia

CASE NO. 18657

EXHIBIT NO. 1

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Land Use

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

August 20, 2013

By Hand Delivery

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

Re: Variance Application for 903, 905, and 907 Florida Avenue, NE; Sq 931N, Lots 802, 804, and 803

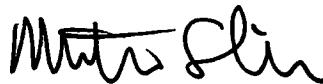
Dear Chairman Jordan and Members of the Board

Enclosed please find an original and ten (10) copies of the following

- A check for \$2,080 for the application filing fee, along with BZA Form 126,
- BZA Application Form 120,
- Letters authorizing Sullivan & Barros, LLP to represent the Applicant,
- Self-Certification form 135,
- A Preliminary Applicant's Statement explaining how the application meets the burden of proof for the requested relief, including a statement of existing and intended use,
- Plans and a plat from the D C Office of the Surveyor,
- 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)

Thank you for your consideration of this Application

Sincerely,



Martin P. Sullivan

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