



**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
1247 E Street, SE	1019	43	R-4	Use Variance	§ 330.5

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Present use(s) of Property: nonprofit office use and four residential apartment units

Proposed use(s) of Property: coffee shop/cafe and four residential apartment units

Owner of Property: 1247 ESE, LLC Telephone No: c/o 202-503-1704

Address of Owner: 1616 19th Street, NW #1 Washington, DC 20009

Single-Member Advisory Neighborhood Commission District(s): 6B-06

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

Owner-Applicant 1247 ESE, LLC, requests use variance relief from the requirements of 11 DCMR § 330.5, to operate a coffee shop/cafe in a space on the first floor of the building and property located at 1247 E Street, SE, which has been used solely for nonresidential uses since its original construction in 1898.

**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: 11/14/13 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. 18701 Board of Zoning Adjustment  
District of Columbia

CASE NO.18701  
EXHIBIT NO.1

November 15, 2013

**By Hand Delivery**

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

**Re: BZA Variance Application for 1247 E Street, SE; Square 1019, Lot 43**

Dear Chairman Jordan and Members of the Board:

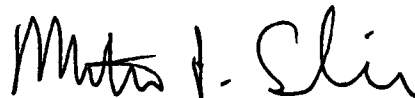
Enclosed please find an original and ten (10) copies of the following:

- A check for \$1,040.00 for the application filing fee, along with BZA Form 126;
- BZA Application Form 120;
- A letter authorizing Sullivan & Barros, LLP to represent the Applicant;
- Self-Certification Form 135;
- A copy of the current Certificates of Occupancy for the Property;
- A statement of existing and intended use;
- A Preliminary Applicant's Statement explaining how the application meets the burden of proof for the requested relief, including maps, plans showing the proposed use, and photographs;
- A Plat of the Property from the D.C. Office of the Surveyor; 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).

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Thank you for your consideration of this Application.

Sincerely,



Martin P. Sullivan