



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
3112 13th Street NW	2848	33	R-4	Area Variance	401.3; 2101.1

Present use(s) of Property: Community Based Residential Facility

Proposed use(s) of Property: Multiunit Residential

Owner of Property: 3112 13th Street, LLC

Telephone No:

Address of Owner:

Single-Member Advisory Neighborhood Commission District(s): 1A06

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

The owner of property located at 3112 13th Street NW submits this application for area variance relief from the lot area requirement (401.3) and off street parking requirement (2101.1) to allow the Applicant to convert a community based residential facility to a multiunit residential building with four mechanical parking spaces.

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: 10/4/2013

Signature*:

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

Name: Meridith H. Moldenhauer

E-Mail: mmoldenhauer@washlaw.com

Address: 1912 Sunderland Place NW, Washington DC, 20036

Phone No(s): (202) 429-9000

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. 18711

Board of Zoning Adjustment
District of Columbia
CASE NO.18711
EXHIBIT NO.1

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

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November 27, 2013

VIA HAND DELIVERY

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2013 NOV 27 AM 11:21

**Re: BZA Application for 3112 13th Street, NW
Square 2848 Lot 33 (the "Property") – Area Variance Application**

Dear Chairperson Jordan & Members of the Board:

Please accept for filing the enclosed application of 3112 13th Street, LLC (the "Applicant"). Enclosed you will find one original and ten copies of the Application for the above referenced Property. The Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the lot area requirement (§401.3) and off-street parking requirement (§2101.1) to allow the Applicant to convert a community based residential facility ("CBRF") to a multiunit dwelling with four mechanical parking spaces at premises 3112 13th Street, NW, Washington, DC, in the R-4 District (Square 2848, Lot 33).

The application package includes the following materials:

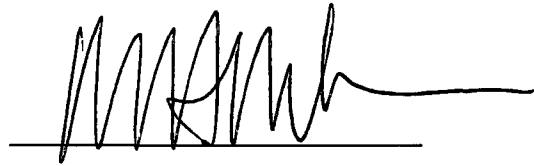
1. Agent Authorization Letter;
2. BZA Form 120, Application;
3. Plat showing the existing structure on the Property,
4. BZA Form 126, Fee Calculator;
5. BZA Form 135, Self-Certification;
6. Statement of the Applicant;
7. List of names and mailing addresses (including mailing labels) of owners of all property within 200 feet of the boundaries of the Property;
8. Certificate of Occupancy;
9. Baist Atlas Map;
10. Zoning Map;
11. Architectural Plans & Elevations and Photographs of the Property; and
12. Profit and Loss Analysis and Construction Budget

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in black ink, appearing to read 'M. Moldenhauer', written over a horizontal line.

By: Meredith H. Moldenhauer

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