



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
1536 T Street, NW	191	98	DC/R-4	Area Variance	403.2, 404.1, 2001.3

Present use(s) of Property: One-family row dwelling

Proposed use(s) of Property: One-family row dwelling

Owner of Property: Rafael Romeu

Telephone No:

Address of Owner: 1536 T Street, NW, Washington, DC 20009

Single-Member Advisory Neighborhood Commission District(s): 2B-09

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

Rafael Romeu, owner of the property and improvements located at 1536 T Street, NW, requests area variance relief from the lot occupancy provisions of § 403.2, the rear yard provisions of § 404.1, and the restrictions related to additions to nonconforming structures under § 2001.3, in order to construct a rear deck.

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: 12/24/13

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. 18725
Board of Zoning Adjustment
District of Columbia
CASE NO:18725
EXHIBIT NO.1

SULLIVAN & BARROS, LLP

Real Estate | Zoning | Business Law

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

December 24, 2013

By Hand Delivery

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

RECEIVED
D.C. OFFICE OF ZONING
2013 DEC 30 AM 10:04

Re: Area Variance Application for 1536 T Street, NW; Square 191, Lot 98

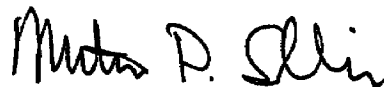
Dear Chairman Jordan and Members of the Board

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

- A check for \$325 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 statement of existing and intended use,
- A Plat of the Property from the D C Office of the Surveyor, and
- Plans showing the existing space and proposed addition,
- A Preliminary Applicant's Statement summarizing how the application meets the burden of proof for the requested relief, including maps and photographs,
- Names and addresses – and self-stick labels – 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

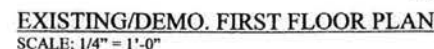
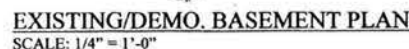
Sincerely,



Martin P. Sullivan

enclosures

1. **CONDITION OF THE STRUCTURE**
 - OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF THE EXISTING BUILDINGS
 - BIDDERS FOR THIS WORK SHALL MAKE SUCH INVESTIGATION AS THEY DEEM NECESSARY TO ARRIVE AT A CONTRACT PRICE
 - NO EXTRAS WILL BE PAID FOR HIDDEN CONDITIONS NOT INDICATED OR EXPECTED
2. **EXPLOSIVES**
 - THE USE OF EXPLOSIVES OR GASOLINE POWERED TOOLS WILL NOT BE PERMITTED UNLESS APPROVED BY THE ARCHITECT
3. **MAINTAINING TRAFFIC**
 - ENSURE MINIMUM INTERFERENCE WITH STREETS, SIDEWALKS, ADJACENT FACILITIES, CORRIDORS, ELEVATORS, LOBBIES, AND LOADING DOCKS
 - DO NOT CLOSE OR OBSTRUCT STREETS, ALLEYS, OR PASSAGeways WITHOUT PERMISSION FROM BUILDING OWNER AND AUTHORITIES HAVING JURISDICTION
4. **PROTECTIONS**
 - ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF WORK
 - TAKE OPERATIONS TO PREVENT DAMAGE BY FALLING DEBRIS OR OTHER CAUSE TO ADJACENT STRUCTURES, OTHER FACILITIES AND PERSONS
 - ERECT APPROPRIATE BARRICADES TO CONTAIN DEMOLITION DUST AND DEBRIS
5. **DAMAGES**
 - PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY THIS OPERATION, AS DIRECTED BY THE ARCHITECT, AND AT NO COST TO THE OWNER
6. **PREPARATION**
 - PRIOR TO BEGINNING DEMOLITION, PROTECT EXISTING WALLS, DOORS, & WINDOWS TO REMAIN BY PROVIDING BRACING, SHORING, STRUCTURAL REINFORCING, ETC., AS REQUIRED.
7. **SALVAGE**
 - SALVAGE MATERIALS SHALL BE STORED IN EXISTING SPACE WITHIN THE BUILDING
 - STORAGE SHALL BE DONE AT THE DIRECTION AND TO THE SATISFACTION OF THE BUILDING OWNER
8. **DEMOLITION**
 - REMOVE ALL IDENTIFIED CONSTRUCTION SHOWN ON THE WORKING DRAWING
 - REMOVE ALL CONSTRUCTION WITHIN THE CONTRACT LIMIT LINES AS FOLLOWS:
 - ALL MECHANICAL, PLUMBING AND ELECTRICAL ITEMS SERVING THE AREA WHICH ARE NO LONGER REQUIRED
 - IN THE NEW SPACE, INCLUDING THOSE ITEMS WHICH ARE CONCEALED ABOVE THE CEILING AND IN PARTITIONS WHICH ARE BEING REMOVED
 - ALL ITEMS IDENTIFIED TO BE SALVAGED BUT DEEMED UNSALVAGEABLE BY THE ARCHITECT
 - MAINTAIN ALL UTILITIES TRANSVERSING THE SPACE
9. **DISPOSAL OF DEBRIS**
 - REMOVE DEMOLITION DEBRIS DAILY FROM WITHIN THE STRUCTURE
 - DO NOT BURY OR BURN DEBRIS MATERIALS ON SITE
 - ALL DEBRIS BEK TEMPORARILY ON SITE SHALL BE CONTAINED IN A DUMPSTER OR OTHER LEGAL MEANS OF STORAGE
 - ALL DEMOLITION DEBRIS SHALL BE TRANSPORTED TO A LEGAL OFF-SITE DISPOSAL AREA



SHEET NUMBER: A-2	ROMEU RESIDENCE- REAR DECK 1536 T STREET, N.W. WASHINGTON, DC 20009 MORRIS ARCHITECTS 60 MARKET STREET, SUITE 204 / GAITHERSBURG, MD 20878 TEL: 301-527-1002 FAX: 301-527-1003	REVISIONS:
PROJECT NUMBER: 1300	EXIST. CONDITIONS / DEMOLITION PLAN	DATE: 7-15-12