



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
725 Hobart Place, N.W.	2888	0197	R-4	Special Exception	223.1, 3104.1

Present use(s) of Property: Flat (two story)

Proposed use(s) of Property: Flat (three story)

Owner of Property: Brett R. Ledder

Telephone No: (571) 328-8256

Address of Owner: 5863 Chevy Chase Parkway, N.W., Apt. 43, Washington, D.C. 20015

Single-Member Advisory Neighborhood Commission District(s): 1A10

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

Application of Brett R. Ledder for a special exception pursuant to Section 223.1 of the Zoning Regulations for an addition to a structure not complying with the minimum lot size (Section 401), lot occupancy requirement (Section 403), minimum rear yard (section 404), width of open court (Section 406 and which extends an existing nonconformity (Section 2001.3(b)(2)) to be used as a flat at premises 725 Hobart Place, N.W. (Lot 0197, Square 2888) in the R-4 Zone District.

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: 1/31/14

Signature*: [Signature]

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

Name: George R. Keys, Jr.

E-Mail: gkeys@jordankeys.com

Address: Jordan & Keys PLLC, 910 17th Street, N.W., Ste. 317, Washington, D.C. 20006-2604

Phone No(s): (202) 483-8300

Fax No.: (202) 328-6153

* 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. 18754

Board of Zoning Adjustment
District of Columbia
CASE NO.18754
EXHIBIT NO.1

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**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

In Re: Application of Brett R. Ledder for special exception pursuant to Section 223.1 for an addition to a structure not complying with the minimum lot size (Section 401), lot occupancy limit (Section 403), minimum rear yard (Section 404), width of open court (Section 406) and which extends an existing nonconformity (Section 2001.3(b)(2) to be used as a flat at premises 725 Hobart Place, N.W. (Lot 0197, Square 2888) in the R-4 Zone District.

Subject Property:

**Lot 0197, Square 2888
725 Hobart Place, N.W.
JORDAN & KEYS, PLLC
George R. Keys, Jr.
910 17th Street, N.W., Suite 317
Washington, DC 20006-2604**

Dated: March 3, 2014

BZA Application No. _____

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4. Tax Map and Listing of Property Owners within 200-ft of Site	
5. Building Plan (west elevation A-3) showing all three levels of the dwelling	

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