



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
3915 Fulton St. NW	1806	0804	R-5-A	Special Exception, Variance	353 and 403.2

Present use(s) of Property: Vacant One-Family Dwelling

Proposed use(s) of Property: New Six-Unit Apartment House

Owner of Property: Observatory Land Trust Telephone No: 202-503-1704

Address of Owner: P.O. Box 41970, Fredericksburg, VA 22404

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 3 B 0 1

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

Observatory Land Trust, owner of the property located at 3915 Fulton Street, NW (Square 1806, Lot 804) requests special exception approval pursuant to 11 DCMR §353 to construct a new 6-unit apartment house and an area variance from the lot occupancy restrictions of 11 DCMR §403.2 to increase the maximum permitted lot occupancy for the subject structure from 40% to 45%.

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: 4/15/2014 Signature*: Martin P. Sullivan

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

Name: Martin P. Sullivan E-Mail: msullivan@sullivanbarros.com

Address: 1990 M Street, NW, Suite 200 Phone No.: 202-503-1704

City, State, Zip: Washington, DC 20036 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. _____