



**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
2123 Twining Court, NW	0068	0808,0807	DC/C-2-C	Variance	2507.3,772.1,2001.3

Present use(s) of Property: Vacant

Proposed use(s) of Property: One-Family Dwelling

Owner of Property: Lew Hages and Gerard Boquel **Telephone No:** 202-503-1704

Address of Owner: 903 Russell Avenue, Suite 300, Gaithersburg, MD 20879

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

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

Gerard Boquel and Lew Hages, owners of 2123 Twining Court, NW, request area variance relief from § 2507.2 to allow a one-family dwelling on an alley lot that does not have access to a street through an alley at least 30-feet wide; § 772.1 for relief from the maximum permitted lot occupancy; § 2001.3 to allow an addition to a building that exceeds the maximum permitted lot occupancy; to convert a nonresidential building on an alley lot to a one-family dwelling.

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: 5/4/2014 **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 **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

Board of Zoning Adjustment
District of Columbia
CASE NO.18795
EXHIBIT NO.1

Exhibit No. 1

Case No. _____