



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
448 Ridge Street NW	0513	0828,0827,0826,0825	R-4	Variance	2101.1

Present use(s) of Property:	Vacant Lot				
Proposed use(s) of Property:	Flat (Two-family) Residential				
Owner of Property:	Ridge Lofts, LLC			Telephone No:	2025180260
Address of Owner:	1312 8th Street NW				

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)	6	E	0	4
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Written paragraph specifically stating the “who, what, and where of the proposed action(s)”. This will serve as the Public Hearing Notice:

BZA application seeks a variance of parking requirements per Section 2101.1 Residential Uses: "number of parking space required for flat: One for each three dwelling units".

~~In R-4 Zoning, we propose development by right of a flat on each of the four lots 825, 826, 827 and 828 in square 0513 which require one parking space for each lot.~~

This application seeks approval for zero parking spaces in development by right on each lot due to lack of alley access and curb cuts on historic street.

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:	9/30/2014	Signature*:	Suzane Reatig, FAIA
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Suzane Reatig	E-Mail:	suzane@reatig.com
Address:	1312 8th Street NW	Phone No.:	2025180260
City, State, Zip:	Washington	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.

Exhibit No. 1	FOR OFFICIAL USE ONLY	Board of Zoning Adjustment District of Columbia CASE NO.18893 EXHIBIT NO.1
Case No.		