



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
2701 11th Street NW	2858	0016	R-4	Variance	401.3, 403.2, 404.1

Present use(s) of Property: Single family

Proposed use(s) of Property: Apartment House

Owner of Property: David Benson Telephone No: 2022554560

Address of Owner: 2701 11th Street NW Washington DC 20001

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 1 B 0 9

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

We are requesting relief from DC Zoning Regulations 401.3, 403.2, and 404.1. 401.3 states an apartment house (3 or more units) must have at least 900 SF of lot area per unit in an R-4 District. 2701 11th Street NW is currently designated as a two-unit flat (basement unit below upper unit). The owner is proposing to divide the existing upper unit in order to create a three-unit apartment house. The property is located on Lot 0016 of Square 2858, and the lot area is 1,547 SF. The average size of the three proposed units would be 1,100 SF. We also seek minor relief from the 20’ rear yard setback requirement, as we currently have 19.8’ (propose no change). Finally, we also seek minor relief from the lot occupancy limit of 60%. Currently, the lot is built out at a higher percentage, but again, we propose no change to the building footprint or lot occupancy.

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: 2/24/2015 Signature*: Will Couch

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

Name: Will Couch E-Mail: couch@foundryarchitects.com

Address: 1627 Connecticut Avenue NW Suite 4 Phone No.: 2022369975

City, State, Zip: Washington, DC 20009 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.

FOR OFFICIAL USE ONLY Board of Zoning Adjustment
District of Columbia

Exhibit No. 1 Case No. CASE NO.18985
EXHIBIT NO.1