



**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
1254 Florida Avenue NE	4069	0015	R-4	Special Exception	223, 404.1, 405.9, 403.2, 2001.3

Present use(s) of Property:	Single Family Dwelling				
Proposed use(s) of Property:	Two Family Flat				
Owner of Property:	Rokas Reipa			Telephone No:	240-388-59
Address of Owner:	1254 Florida Avenue NE				

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)	5	D	6	
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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:

The owner/applicant requests a special exception pursuant to DCMR 11 Section 223, from the rear yard setback restrictions (Section 404.1), side yard setback requirements (405.9), and lot occupancy limitations (Section 403.2), to expand an existing garage at the rear of the property with a two story addition, and connect it to the existing house with a covered walkway. The addition will house an accessory apartment. The existing property is non-conforming (Section 2001.3).

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:	3/10/2015	Signature*:	Jennifer Fowler
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Jennifer Fowler	E-Mail:	jennifer@fowler-architects.com
Address:	1819 D Street SE	Phone No.:	2025460896
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.

FOR OFFICIAL USE ONLY

Board of Zoning Adjustment
District of Columbia
CASE NO.18995
EXHIBIT NO.1

Exhibit No. 1

Case No. _____