



**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<br>Use Variance<br>Special Exception | Section(s) of Title 11 DCMR -<br>Zoning Regulations from<br>which relief is being sought |
| 1325 D Street, S.E. | 1042   | 0827       | R-4              | Special Exception                                  | 2604.3                                                                                   |
| 1325 D Street, S.E. | 1042   | 0827       | R-4              | Variance                                           | 2604.3, 403.2, 3202.3                                                                    |
|                     |        |            |                  |                                                    |                                                                                          |
|                     |        |            |                  |                                                    |                                                                                          |

**Present use(s) of Property:** Vacant

**Proposed use(s) of Property:** One-family row dwellings and two-family flats

**Owner of Property:** Int'l Graduate University of Wash, DC      **Telephone No:** 2029553000

**Address of Owner:** 1325 D Street, S.E., Washington, D.C. 20003

**Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)**      6      B      0      6

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

Application of 1325 D Street, LLC pursuant to 11 DCMR 3104.1 and 3103.2, for a special exception under 2601.3 to permit new construction on lots less than 18 feet wide; and area variances from (i) 2604.3 to provide lot areas less than 1,500 feet; (ii) 403.2 to allow lot occupancy greater than 60%; and (iii) 3202.3 to allow multiple principle buildings on a single record lot, for construction of one-family attached and semi-detached dwellings and flats in the R-4 District at premises 1325 D Street, SE (Square 1042, Lot 0827)

**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:** 4/28/2015      **Signature\*:** Christine M. Shiker

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

**Name:** Christine M. Shiker      **E-Mail:** christine.shiker@hklaw.com  
**Address:** 800 17th Street, N.W. - Suite 1100      **Phone No.:** 2024577167  
**City, State, Zip:** Washington, D.C. 20006      **Fax No.:** 2029555564

**\* 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.19035  
EXHIBIT NO.1

**Exhibit No. 1**

**Case No.** \_\_\_\_\_