



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
2905 28th Street NW	2106	0089	R3		223.3

Present use(s) of Property: Residence

Proposed use(s) of Property: Residence

Owner of Property: Josh Green Telephone No: 2022519400

Address of Owner: 2905 28th Street NW Washington, DC 20008

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 3C

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

The existing structure is a 9' wide x 8' deep concrete deck and at the second floor level (@ 9' above the ground) on brick piers with a storage area under that is covered with lattice. There is an attached 3' wide x 9' long stair down to grade. This deck and stair are to be removed and replaced. The new deck will be at the exact same height and will be 23' wide x 11' deep and include a 3' wide by 9' long stair down to grade. The new structure will be constructed of wood and the area under will be an open carport that is a useable size. The proposed The proposed structure will increase the Lot Occupancy from 40% to 52.7%. Per the zoning regulations Chapter 2, Section 223, Zoning Relief for additions to One-Family Dwellings, subsection 223.3 the lot occupancy shall not exceed 70% in R-3 districts. We are applying for the special Exception per this sub-section.
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: 5/8/2015 Signature*: Bertin L. Radifera

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

Name: Josh Green E-Mail: joshgreen93@gmail.com

Address: 2905 28th Street NW Phone No.: 2022519400

City, State, Zip: Washington DC 20008 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.19052
EXHIBIT NO.1