



**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
1212-1218 4th Street NW	0513	0156,0155	R-4	Special Exception, Variance	401.11,403.2,2003

Present use(s) of Property:	apartment house, mixed use building, garage, mostly unimproved lot				
Proposed use(s) of Property:	apartment house				
Owner of Property:	1212-1216 4th Street, LLC			Telephone No:	2024864404
Address of Owner:	12209 KEMP MILL RD; SILVER SPRING MD 20902-1519				

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:

Applicant requests variance relief pursuant to 11 DCMR §3103.2, from the requirements regarding lot area (§401.11) and lot occupancy (§403.2) to allow the Applicant to expand the existing residential buildings; and special exception relief pursuant to 11 DCMR §3104.1 for a change to a nonconforming use (§2003) to allow the conversion of an office use to a neighborhood retail or service establishment in an R-4 District at premises 1212-1218 4th Street NW.

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:	11/9/2015	Signature*:	1212-1216 4th Street, LLC
To be notified of hearing and decision (Owner or Authorized Agent*):			
Name:	Meridith Moldenhauer	E-Mail:	mmoldenhauer@washlaw.com
Address:	1912 Sunderland Place NW	Phone No.:	2025301482
City, State, Zip:	20036	Fax No.:	2022327365

*** 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.19187
EXHIBIT NO.1

Exhibit No. 1

Case No. _____