



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
1317 Naylor Court NW	0367	863	R-4	Variance	§ 2001.3

Present use(s) of Property: Existing 1-story attached garage in a R-4 zone

Proposed use(s) of Property: Renovation of existing 1-story garage and addition of 2nd story with front and rear setbacks to make 2-story attached single family dwelling. Ren

Owner of Property: Nicholas Rubenstein and Jenn Hsu **Telephone No:** 2022889453

Address of Owner: 2428 17TH ST NW APT 1SW WASHINGTON, DC 20009-2748

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

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

Nicholas Rubenstein and Jennifer Hsu seek an area variance to 11 DCMR § 2001.3 in order to allow a second story addition on an existing historic non-conforming structure that exceeds the maximum allowable lot occupancy pursuant to § 403.2 in the R-4 residential zone (§ 3103.2)

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: 11/16/2015 **Signature*:** Janet Bloomberg

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

Name: Janet Bloomberg **E-Mail:** janet@kubearch.com

Address: 1700 Connecticut Ave NW Suite 301 **Phone No.:** 2029860573

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
CASE NO.19197
EXHIBIT NO.1

Exhibit No. 1

Case No. _____