



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 |
| 1243 Alabama Ave SE | 5946   | 0070       | R-5-A            |                                                    |                                                                                          |
|                     |        |            |                  |                                                    |                                                                                          |
|                     |        |            |                  |                                                    |                                                                                          |
|                     |        |            |                  |                                                    |                                                                                          |

Present use(s) of Property: Single Family Flat

Proposed use(s) of Property: Two Family Flat

Owner of Property: James H. Shelton, III

Telephone No: 2023201244

Address of Owner: 4501 Argyle Terrace NW Washington DC

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

8 E 0 4

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

The home 1243 Alabama Avenue SE was purchased in 1975 by James H. Shelton, Jr. and past onto James H. Shelton, III and was a two family flat. At that time only our family lived there. The zoning at that time allowed 2 family rental in the area. In 2008 the area was rezoned to R2 which restricts the home to single family rental. The home has always had 2 entrances and 2 electrical meters, and I want to rent it out as a two family flat. No additional construction needs to be made. I am applying for special exception to the current zoning codes.

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: 11/23/2015

Signature\*: James H. Shelton, III

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

Name: James H. Shelton, III

E-Mail: jimshelton3@yahoo.com

Address: 4501 Argyle Terrace NW

Phone No.: 2023201244

City, State, Zip: Washington, DC 20011

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.19208  
EXHIBIT NO.1

Exhibit No. 1

Case No.