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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 X 1002.1 – Area/Use Variance and/or Y 901.1 - 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	Type of Relief Being Sought: Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
4451 DOUGLAS STREET NE	5115	0034	R-1-B	SPECIAL EXCEPTION	SUBTITLE D # 5201
				SPECIAL EXCEPTION	SUBTITLE C# 703.2(h)

Present use(s) of Property:	VACANT LOT		
Proposed use(s) of Property:	SINGLE FAMILY RESIDENTIAL DETACHED DWELLING		
Owner of Property:	DISTRICT PROPERTIES.COM INC	Telephone No:	(202) 526 8664
Address of Owner:	6201 COLUMBIA PARK RD, HYATTSVILLE, MD 20785		

Advisory Neighborhood Commission Single-Member District *(for instance 2A09 = Ward 2, Subdivision A, and SMD 09)* 7 D 0 2

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

WHO: DISTRICT PROPERTIES.COM INC

WHAT: AREA VARIANCE OF SINGLE FAMILY RESIDENTIAL DETACHED DWELLING IN R-1-B ZONING DISTRICT

WHERE: 4451 DOUGLAS STREET NE, WASHINGTON DC

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 Y 401 (CHOOSE ONE):

- ❍ A park, playground, swimming pool, or athletic field pursuant to Y401.2(c), or
- ❍ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to Y 401.2(b)

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:	1/19/2022 | 4:56 PM EST	Signature*:	DocuSigned by: Mohammad Yunus Sikder 1D0A0F7B0A2D4D0...

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

Name:	MOHAMMAD Y SIKDER	E-Mail:	yunus@lndcinc.com
Address:	6201 COLUMBIA PARK RD,	Phone No.:	(202) 526 8664
City, State, Zip:	HYATTSVILLE, MD 20785	Fax No.:	(202) 526 6217

* *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

Exhibit No. 1 **Case No.**_____

Board of Zoning Adjustment
District of Columbia
CASE NO.20771
EXHIBIT NO.43