



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0178	0087	MU-18	2B04

Address of Property: 1709 17th Street, NW

ZONING INFORMATION

Relief from section(s): G § 605.2, G § 606.2

Type of Relief: Special Exception

Brief description of proposed project: Abdollah Poozesh, owner of the property located at 1709 17th Street, NW, is proposing to construct a small rear addition including a first floor and mezzanine which will increase the commercial area by approximately 500 gross square feet. The residential area is not being expanded or altered. The Applicant is proposing to extend the Addition to the rear lot line and is not providing a rear yard. The Applicant is also requesting side yard relief as the proposed addition will extend the existing nonconforming court. Accordingly, the Applicant is requesting special exception relief pursuant to G § 1200 from the rear yard requirements (G § 605.2) and the side yard requirements (G § 606.2) of the MU-18 Zone.

Present use of Property: The Subject Property is currently improved with a mixed-use building.

Proposed use of Property: The Applicant is proposing to construct a small rear addition including a first floor and mezzanine which will increase the commercial area. The residential area is not being expanded or altered.

CONTACT INFORMATION

Owner Information

Name: ABDOLLAH POOZESH
E-mail: msullivan@sullivanbarros.com
Address: 1620 Q ST NW WASHINGTON DC 20009-6301
Phone No.s: 2025031704
Phone No. Alternate:

Authorized Agent Information

Name: Martin Sullivan
E-mail: msullivan@sullivanbarros.com
Address: 1155 15th St #1003Washington
Phone No.s: 2025031704
Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	2	\$3120
<b>Grand Total</b>			<b>3120</b>

SIGNATURE

Date

Martin Sullivan

9/16/2021