



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
5248	0023	R-2	SMD 7C05

Address of Property: 212 57TH PLACE NE

ZONING INFORMATION

Relief from section(s): D-5201 (D-206.3, D-304.1)

Type of Relief: Special Exception

Brief description of proposed project: Equity Trust Company, Custodian fbo Richard Leavy IRA, owner of the property located at 212 57th Place, is proposing to construct a new three-story, semi-detached building. The Building will be nonconforming with respect to the side yard and lot occupancy requirements. The northern side yard—proposed at 4 feet—does not meet the minimum 8-foot requirement of D-206.3. The lot occupancy will exceed the 40% limitation by 3.2%. Accordingly, the Applicant is requesting relief pursuant to D-5201 which permits relief from the lot occupancy and yards requirements of the R-2 zone.

Present use of Property: The Subject Property is currently unimproved.

Proposed use of Property: The Applicant is proposing to construct a new three-story, semi-detached, single-family dwelling.

CONTACT INFORMATION

Owner Information

Name: EQUITY TRUST COMPANY, CUSTODIAN fbo RICHARD LEAVY IRA
E-mail: msullivan@sullivanbarros.com
Address: 1501 HIGHLAND DR SILVER SPRING MD 20910-1527
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

11/16/2021