



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1036	60	RF-1	6B08

Address of Property: 106 13th Street, SE

ZONING INFORMATION

Relief from section(s): U § 301

Type of Relief: Use Variance

Brief description of proposed project: 106 13th Street LLC, the owner of the property located at 106 13th Street, SE (Square 1036, Lot 60), requests use variance relief from the use requirements of the RF-1 Zone (U § 301) in order to expand the existing restaurant use to the cellar level and second story. The Applicant intends to maintain the existing restaurant use on the first floor, which is permitted without relief since there is an existing Certificate of Occupancy for that use on that floor.

Present use of Property: The Subject Property's first floor has been consistently used for commercial purposes since at least 1961. The cellar level is unoccupied, and the second story was most recently used for residential purposes.

Proposed use of Property: The Applicant is proposing to maintain the existing restaurant use on the first floor and is requesting to expand the existing use to the cellar level and second story.

CONTACT INFORMATION

Owner Information

Name: 106 13TH STREET LLC

E-mail: msullivan@sullivanbarros.com

Address: 10309 NORTON RD POTOMAC MD 20854-4115

Phone No.s: (202)503-1704

Phone No. Alternate:

Authorized Agent Information

Name: Martin Sullivan

E-mail: msullivan@sullivanbarros.com

Address: 1155 15th Street NW, Suite 1003 Washington, DC 20005

Phone No.s: 2025031704

Phone No. Alternate:

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Grand Total			1040

SIGNATURE

Date

Martin P. Sullivan

1/7/2021