

June 24, 2024

District of Columbia
Office of Zoning
441 4th Street, NW
Suite 200-5
Washington, DC 20001

RE: BZA Application – 3309-12th Street, SE
Washington DC 20032
Square 5938 / Lot 0842

Letter or Certification

To Whom it may concern

Sicarii Development, LLC. is the owner of the property at 3309-12th Street, S.E.,
Washington DC 20032, sq. 5938 lot 0842.

As the owner, we have the right to authorized the action of a zoning request for Special Exception and I do hereby make such request that a special exception be granted to allow a side yard setback of less than 5', required of expansions of non-conforming structures. The expansion does not reduce the non-conforming condition which exist, and actually increases the side yard setback due to the irregular shape of the side property line.

As proof of ownership we are providing a copy of the deed to the property, which indicates us as the owner.

Signed:

	dotloop verified 06/24/24 1:31 PM EDT YV8W-YTJM-MBK4-RUU0
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Sicarii Development LLC

File No.: HF-23-1774

Home First Title Group, LLC

DEED - SHORT FORM D.C.

CONSIDERATION \$260,000.00

This Deed, made this 19 day of May, 2023, by and between Yvonne M. Barbour and Charles Mallory, parties of the first part, Grantors, and Sicarii Development, LLC, party of the second part as sole owner, Grantees.

WITNESSETH, that in consideration of the sum of TWO HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$260,000.00), the parties of the first part do hereby grant unto the party of the second part, in fee simple, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia, described as follows, to wit:

The following described land and premises, situate in the District of Columbia and known and distinguished as:

Part of Lot numbered Twenty-seven (27) in Square numbered Fifty-nine Hundred Thirty-eight (5938) in a subdivision made by Garner Construction Company, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 67 in folio 28; described in accordance with a plat of survey filed in Survey Book 135 at page 145 in the Office of the Surveyor for the District of Columbia, as follows:

BEGINNING at the intersection of the Southerly line of said lot, being also the Northerly line of a public alley in said Square (18 feet wide) and the Westerly line of 12th Street, and running thence South 77 degrees 39' West along the said Southerly line and the line of said alley, 118.33 feet to the Southwesterly corner thereof; thence North 12 degrees 21' West along the Westerly line of said lot 25.16 feet, thence North 81 degrees 51' East, 119.86 feet to a point in the Westerly line of 12th Street and thence South 8 degrees 09' East along said Westerly line, 16.42 feet to the place of beginning, according to said plat of survey.

Said property is now designated for purposes of assessment and taxation as Lot Numbered Eight Hundred Forty-two (842) in Square Numbered Fifty-nine Hundred Thirty-eight (5938).

The improvements thereon being known as 3309 12th Street Southeast
Washington DC 20032

SSL: 5938-0842

Being the same property vested in Yvonne M. Barbour and Charles
Mallory by deed from Yvone M. Barbour dated 02/20/2006 and recorded
with District of Columbia District Recording Office on 02/28/2006 as
Instrument #2006025734.

AND the said parties of the first part covenants that they will warrant
specially the property hereby conveyed; and that they will execute such
further assurances of said land as may be requisite.

WITNESS the hands and seals the day and year first hereinbefore written.

IN PRESENCE OF:

Yvonne Barbour and Charles Mallory

STATE OF MARYLAND

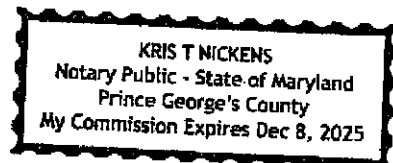
COUNTY OF PRINCE GEORGE'S, to wit:

I hereby certify that on the 18th day of MAY, 2023, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Yvonne Barbour and Charles Mallory, known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and made oath in due form of law that the matters and facts set forth herein are true.

As witness my hand and notarial seal.

Kris T Nickens
Signature of Notary Public

My Commission expires: 12/8/2025



After Recording MAIL TO:
Home First Title Group, LLC
1655 Crofton Boulevard
Suite 201
Crofton, MD 21114

Grantee's Address:
16701 Melford Boulevard
Bowie, MD 20715

Doc #: 2023042163
Filed & Recorded
05/19/2023 02:36 PM
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
RECORDATION TAX FEES \$2,860.00
TRANSFER TAX FEES \$2,860.00
TOTAL: \$5,751.50