



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
2930	0071	R-1-B	4E03

Address of Property: 1210 Ingraham St. NW

ZONING INFORMATION

Relief from section(s): Subtitle U §201.1(a)(1) and Subtitle D §§ 208.2 and 5201.1

Type of Relief: Use Variance,Special Exception

Brief description of proposed project: Request for (1) Special Exception approval under Subtitle D §§ 208.2 and 5201.1 to allow for the construction of a rear addition to an existing, single-family, row building to accommodate a cellar level accessory apartment, and (2) use Variance under Subtitle X §§ 1000.1 and 1002.1 to allow for the continuation of a residential row building in the R-1-B zone.

Present use of Property: A two-story, single-family row building.

Proposed use of Property: A two-story, single-family row building with an accessory apartment in the cellar.

CONTACT INFORMATION

Owner Information

Name: St. Thomas Group, LLC c/o Stephanie Thomas  
E-mail: thestthomasgroup@gmail.com  
Address: 1210 Ingraham Street NW Washington, DC 20011  
Phone No.s: (305)610-9815  
Phone No. Alternate:

Authorized Agent Information

Name: Lerch, Early & Brewer, Chtd. Attn: Elizabeth C. Rogers  
E-mail: ecrogers@lercheearly.com  
Address: 7600 Wisconsin Avenue, Suite 700Bethesda, MD 20814  
Phone No.s: (301)841-3845  
Phone No. Alternate:

WAIVERS

- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special excpetions	\$325	1	\$325
Grand Total			325

SIGNATURE

Date

Elizabeth C. Rogers

8/28/2024

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21201  
EXHIBIT NO.1C

