



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1308	0063	R-3/GT	2E01

Address of Property: 3719 S Street, NW

ZONING INFORMATION

Relief from section(s): D § 207.5

Type of Relief: Special Exception

Brief description of proposed project: The Applicant obtained a Building Permit ("B2401148") to construct an addition consisting of a rear addition and a third story (the "Addition") to the existing Building. The Applicant built the addition according to the approved stamped permit plans, which clearly showed the rear addition extending 13.9 feet past the neighboring building to the east. The rear Addition is only 10 feet from the rear wall of the enclosed porch of the building to the west and DOB has determined that it does not violate the ten-foot rule with respect to the building to the west. The Permit was issued on March 7, 2024; late July 2024, DOB informed the Applicant that the Permit was issued in error—DOB's error.

Present use of Property: The Property is currently a single-family dwelling.

Proposed use of Property: The Property will remain a single-family dwelling.

CONTACT INFORMATION

Owner Information

Name: CARBAJAL PROPERTIES LLC

E-mail: awilson@sullivanbarros.com

Address: 7100 24TH AVE HYATTSVILLE MD 20783-2734

Phone No.s: (202)503-3581

Phone No. Alternate:

Authorized Agent Information

Name: Alexandra Wilson

E-mail: awilson@sullivanbarros.com

Address: 1155 15th St #1003 Washington

Phone No.s: (202)503-3581

Phone No. Alternate:

WAIVERS

- Solar:
- Pursuant to Subtitle D § 208.1/E § 206.3, my application will include a comparative solar shading study reflecting the increased annual incident of solar shading by percent

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Special exception (all other)	\$1560	1	\$1560
Grand Total			1560

SIGNATURE

Date

Alexandra Wilson

8/26/2024

Board of Zoning Adjustment

District of Columbia

CASE NO. 21202

EXHIBIT NO.1

