



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
5286	0837	R-2	7C08

Address of Property: 5058 Central Ave SE, Washington, DC 20019

ZONING INFORMATION

Relief from section(s): U § 201.1

Type of Relief: Use Variance

Brief description of proposed project: In 2017 I received a permit to convert a single family home into a two unit flat in R2. The renovations were completed and both units were rented. Over the years, I tried to obtain a certificate of occupancy as I was told I did not need one. I recently learned that because the area is zoned R-2, it allows for ADUs as a matter of right, but not two-unit flats, which is why I had been told I did not need a C of O. I am requesting a use variance to use the property as a two unit flat as indicated on the permit.

Present use of Property: Two unit flat

Proposed use of Property: Two unit flat

CONTACT INFORMATION

Owner Information

Name: 5058 Central AveTrust

E-mail: CynthiaHartley@hotmail.com

Address: 1511 Neal St NE Washington, DC 20002

Phone No.s: (917)803-3303

Phone No. Alternate:

Authorized Agent Information

Name: Cynthia Hartley

E-mail: CynthiaHartley@hotmail.com

Address: 1511 Neal St NEWashington, DC 20002

Phone No.s: (917)803-3303

Phone No. Alternate:

WAIVERS

- **Solar:**
- Pursuant to Subtitle D § 208.1/E § 206.3, I hereby certify there is no solar energy system on an abutting property

FEE CALCULATOR

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

SIGNATURE

Date

Cynthia Hartley

11/5/2024

Board of Zoning Adjustment
District of Columbia

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001 CASE NO.21235
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