



## 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
<b>Grand Total</b>			<b>1040</b>

## SIGNATURE

## Date

Cynthia Hartley

11/5/2024