



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
3958	0008, 0009	R-1B	5B03

Address of Property: 1306 Girard St NE

ZONING INFORMATION

Relief from section(s): 202.1, 5003, 208.2

Type of Relief: Area Variance,Special Exception

Brief description of proposed project: Move lot line 11.5 feet West to create two useable lots and construct a 2 story single family dwelling with cellar in R-1B zone.

Present use of Property: Single Family Residential

Proposed use of Property: Single Family Residential

CONTACT INFORMATION

Owner Information

Name: Justin Riordan
E-mail: 1306GirardNE@gmail.com
Address: 1306 Girard St NE Washington DC 20017
Phone No.s: (925)785-7879
Phone No. Alternate:

Authorized Agent Information

Name: Zach Bache
E-mail: ZachBache@gmail.com
Address: 1306 Girard St NEWashington DC 20017
Phone No.s: (805)478-5770
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
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special exceptions	\$325	1	\$325
All Other Variances Per Section Requested	\$1040	1	\$1040
Grand Total			1365

SIGNATURE

Date

Justin Riordan

3/26/2025