



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1255	0206	R3/GT	2E03, 2E03

Address of Property: 3253 P ST NW

ZONING INFORMATION

Relief from section(s): D1105.4, U253.4, U253.9(a)

Type of Relief: Special Exception

Brief description of proposed project: CONVERT AN ACCESSORY STRUCTURE BEING USED AS A GARAGE INTO AN ACCESSORY APARTMENT ON THE 1ST FLOOR AND ADDING A NEW 2ND FLOOR.

Present use of Property: Single Family Residence

Proposed use of Property: Single Family Residence

CONTACT INFORMATION

Owner Information

Name: CJB Investments LLC

E-mail: johnandrewsm@yahoo.com

Address: 1027 creekview DR Whitefish, MT 59937

Phone No.s: (706)315-8532

Phone No. Alternate:

Authorized Agent Information

Name: Eric Teran

E-mail: eteran@eustilus.com

Address: 2800 N Rosser St Alexandria

Phone No.s: 2025699620

Phone No. Alternate:

WAIVERS

- **Solar:**
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- 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
Grand Total			325

SIGNATURE

Date

Eric Teran

5/2/2025

Board of Zoning Adjustment

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
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CASE NO.21325

EXHIBIT NO.1