



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
0817	0812	RF-1/CAP	6B02

Address of Property: 409 East Capitol Street, SE

ZONING INFORMATION

Relief from section(s): U § 301, E § 210

Type of Relief: Use Variance,Special Exception

Brief description of proposed project: The Applicant proposes to use the first floor of the building as an office. The Applicant is also proposing to construct a rear third-story addition to the Building.

Present use of Property: The Property is currently improved with a two-story building consisting of a commercial use on the first floor and a single residential unit on the second floor.

Proposed use of Property: The Applicant proposes to retain the commercial use on the first floor as an office space. The Applicant also proposes to add a second residential unit to the property.

CONTACT INFORMATION

Owner Information

Name: PARASOL TREE HOLDINGS LLC

E-mail: sharkcom@sullivanbarros.com

Address: 2907 WILLSTON PL APT 301 FALLS CHURCH VA 22044-2842

Phone No.s: (202)503-1700

Phone No. Alternate:

Authorized Agent Information

Name: Martin Sullivan

E-mail: msullivan@sullivanbarros.com

Address: 1155 15th St #1003Washington

Phone No.s: (202)503-1704

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
Special exception (all other)	\$1560	1	\$1560
Grand Total			2600

SIGNATUREDate

Martin Sullivan5/13/2025

Board of Zoning Adjustment
District of Columbia
CASE NO.21333
EXHIBIT NO.1

