

## BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

## FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

## GIS INFORMATION

Square	Lot(s)	Zone	ANC
1206	0832	R-3/GT	2E07

**Address of Property:** Prospect Street NW Between 33rd and Potomac Streets

## ZONING INFORMATION

**Relief from section(s):** D-201.1, D-207.1, D-210.1, D-1104.1

**Type of Relief:** Area Variance, Special Exception

**Brief description of proposed project:** The property is an interior vacant lot located in a R-3/GT zone district and is 1,437sf in land area. To the north of the property is Prospect Street NW. Adjoining the property to the east is 3260 Prospect Street, a three story, single-family, semi-detached row-dwelling. Also adjoining the the property to the east is 1220 Potomac Street NW, a two story, single-family, semi-detached row-dwelling. Adjoining the property to the west are three two-story row-dwellings, 1223, 1225, and 1227 33rd Street NW. To the south are the Eton Condominiums. This block of Prospect Street NW is primarily made up of single-family, row dwellings. The Applicant is proposing improvements to the existing lot to include a two-story single-family residence, with cellar. The application includes relief for the following variances: Lot Area (64% deviation), Lot Occupancy (30% deviation) and the following Special Exceptions: Rear Yard Setback (8'-2 ¼" deviation), and west Side Yard Setback (4.25' deviation).

**Present use of Property:** Vacant Land

**Proposed use of Property:** Single Family Detached Dwelling

## CONTACT INFORMATION

## Owner Information

**Name:** M & Potomac Streets Associates

**E-mail:** pete@malliosrealty.com

**Address:** 7517 Hackamore Drive Potomac, MD 20854

**Phone No.s:** (202)374-0123

**Phone No. Alternate:**

## Authorized Agent Information

**Name:** Gregory Kearley

**E-mail:** gkearley@inscapestudio.com

**Address:** 926 N Street NW Rear Washington

**Phone No.s:** (202) 288-4081

**Phone No. Alternate:**

## WAIVERS

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

## 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

Gregory Kearley

7/16/2025

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21360  
EXHIBIT NO.1B

