

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
2891	82	RF-1	1E03

Address of Property: 735 Irving Street Nw

ZONING INFORMATION

Relief from section(s): E, §207.4

Type of Relief: Special Exception

Brief description of proposed project: The Applicant proposes to construct a third-floor addition and arear addition not in compliance with the development standard set forth under Subtitle E, § 207.4

Present use of Property: Single-family Dwelling

Proposed use of Property: Flat

CONTACT INFORMATION

Owner Information

Name: Cecilia Peniza

E-mail: nneka@sheltongroupcs.com

Address: 735 Irving Street NW Washington DC 20010

Phone No.s: (240)338-5023

Phone No. Alternate: 2403507199

Authorized Agent Information

Name: Olutoye Bello

E-mail: toyebello@bandblc.com

Address: 1917 Benning Road NEWashington DC 20002

Phone No.s: 2403507199

Phone No. Alternate: (202)289-1663

WAIVERS

- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
- **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
- Waive my right to hearing
- Agree to the terms in Form 128 - Waiver of Hearing for Expedited Review
- Request that this case be placed on the Expedited Review Calendar

FEE CALCULATOR

Fee Type	Fee	Unit	Total
Owner-occupied dwelling - single dwelling unit or flat, regardless of the number of variances and/or special excpetions	\$325	1	\$325
Grand Total			325

SIGNATURE

Toye Bello

Date

1/14/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21443
EXHIBIT NO. 1C

