

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
2019	0008	R-1B	3/4G04

Address of Property: 6117 32nd Place, NW

ZONING INFORMATION

Relief from section(s): D § 208.2**Type of Relief:** Area Variance

Brief description of proposed project: On September 15, 2025, the Applicant was issued a building permit for an addition to an existing detached single-family home. The Applicant proceeded with construction and demolition in accordance with the stamped and approved plans. However, approximately three months later, following submission of a wall check, the Department of Buildings determined that the extent of exterior wall demolition approved by the permit rendered the project a “raze” for zoning purposes. As a result, DOB is now treating the project as new construction.

Present use of Property: The Property is currently a single-family dwelling with an accessory dwelling unit.

Proposed use of Property: The Property will remain a single-family dwelling with an accessory dwelling unit.

CONTACT INFORMATION

Owner Information**Name:** Paul and Katherine Rosenbaum**E-mail:** sharkcom@sullivanbarros.com**Address:** 6117 32ND PL NW WASHINGTON DC 20015-2401**Phone No.s:** (202)503-1700**Phone No. Alternate:****Authorized Agent Information****Name:** Alexandra Wilson**E-mail:** awilson@sullivanbarros.com**Address:** 1155 15th St #1003Washington**Phone No.s:** (202)503-1700**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
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

Alexandra Wilson

12/29/2025

Board of Zoning Adjustment
District of Columbia
CASE NO. 21440
EXHIBIT NO. 1

