

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 #1003 Washington
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

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001 EXHIBIT NO. 1
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