

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
0986	0052	RF-1	6A07

Address of Property: 316 12th Street NE

ZONING INFORMATION

Relief from section(s): E210.1 and E5000.3

Type of Relief: Area Variance

Brief description of proposed project: Construct a vertical addition to an existing accessory structure. The addition will provide space for a studio office above the existing accessory structure (single car garage).

Present use of Property: Single family residential row structure with detached accessory structure - single car garage.

Proposed use of Property: Single family residential row structure with detached accessory structure - single car garage with studio office above.

CONTACT INFORMATION

Owner Information

Name: Miles Galbraith

E-mail: miles.galbraith@gmail.com

Address: 316 12th Street NE Washington, DC 20002

Phone No.s: (202) 739-1222

Phone No. Alternate:

Authorized Agent Information

Name: Jonathan Kuhn

E-mail: jonathan@kuhnarchitect.com

Address: 508 Kennedy Street NW, #313 Washington, DC 20011

Phone No.s: (202)494-5061

Phone No. Alternate:

WAIVERS

- **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

FEE CALCULATOR

SIGNATURE

Date

Jonathan Kuhn

6/11/2026

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Board of Zoning Adjustment
District of Columbia
CASE NO. 21505
EXHIBIT NO. 1A