



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



**FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION**

Before completing this form, please review the instructions on the reverse side.  
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to X 1002.1 – Area/Use Variance and/or Y 901.1 - Special Exception of Title 11 DCMR- Zoning Regulations, an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1151 Oates Street NE	4064	0804	RF-1		

<b>Present use(s) of Property:</b>	Flat (2-unit building)		
<b>Proposed use(s) of Property:</b>	Three-unit residential building		
<b>Owner of Property:</b>	1151 Oates St NE LLC	<b>Telephone No:</b>	2025031704

**Address of Owner:** 1715 Keokee St, Hyattsville MD 20783

**Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09)**      5    D    0    6

**Written paragraph specifically stating the “who, what, and where of the proposed action(s)”. This will serve as the Public Hearing Notice:**

1151 Oates St NE LLC, the owner of the property located at 1151 Oates St NE, is requesting special exception relief pursuant to Subtitle E 320.2 in order to convert the property from a flat (2-unit building) to a three-unit residential building; and special exception relief pursuant to Subtitle E-5201 from the side yard requirements of E-307 and the prohibition against extending a nonconformity of C-202 (existing nonconforming side yard).

**EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)**

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to Y 401 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to Y401.2(c), or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to Y 401.2(b)

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

<b>Date:</b>	5/17/2018	<b>Signature*:</b>	Martin P. Sullivan
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**To be notified of hearing and decision (Owner or Authorized Agent\*):**

<b>Name:</b>	Martin P. Sullivan	<b>E-Mail:</b>	msullivan@sullivanbarros.com
<b>Address:</b>	1155 15th Street, NW Suite 1003	<b>Phone No.:</b>	2025031704
<b>City, State, Zip:</b>	Washington, DC 20005	<b>Fax No.:</b>	

\* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

**ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.**

**FOR OFFICIAL USE ONLY**

<b>Exhibit No. 1</b>	<b>Case No.</b> _____	Board of Zoning Adjustment District of Columbia CASE NO.19803 EXHIBIT NO.1
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