



**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
2611 12TH PL SE	5875	0045	RA - 1	SPECIAL EXCEPTION	SUBTITLE U § 421.1
					(WITH IZ BONUS UNIT)

Present use(s) of Property: VACANT LOT

Proposed use(s) of Property: 8 UNIT APARTMENT BUILDING

Owner of Property: RUPSHA 2011 LLC Telephone No: 202-526-8664

Address of Owner: 6201 COLUMBIA PARK RD, HYATTSVILLE MD 0785

Advisory Neighborhood Commission Single-Member District (for instance 2A09 = Ward 2, Subdivision A, and SMD 09) 8 E 0 1

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

WHO: RUPSHA 2011 LLC

WHAT: SPECIAL EXCEPTION FOR 8 UNIT APARTMENT BUILDING IN RA-1 ZONING DISTRICT

WHERE: 2611 12TH PL SE , WASHINGTON DC 20020

**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)

Date: 04/20/2021 Signature\*:

To be notified of hearing and decision (Owner or Authorized Agent\*):

Name: MOHAMMAD Y SIKDER E-Mail: sikder@district-properties.com

Address: 4626 WISCONSIN AVE NW Phone No.: 202-526-8664

City, State, Zip: WASHINGTON DC 20016 Fax No.: 301-772-1006

\* 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

**Exhibit No. 1**

**Case No.** \_\_\_\_\_