



**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 §3103.2 – Area/Use Variance and/or §3104.1 - 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
3rd St NW	0553W	0804	R-4	Area Variance	401.3

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB - 9 PM 12:45

Present use(s) of Property:	Vacant Lot		
Proposed use(s) of Property:	Residential 2-unit		
Owner of Property:	Lolanda Tappin	Telephone No:	202-390-9058
Address of Owner:	10910 Lake Arbor Way, Bowie, MD 20721		
Single-Member Advisory Neighborhood Commission District(s):			

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

Artur Marques Kalil (buyer), representing Lolanda Tappin (owner), seeks an area variance for vacant lot 0553W-0804 on 3rd St NW, Washington, D.C. 20001, zoned R-4, in order to build a 2-unit residential rowhouse on a lot smaller than the required area according to section 401.3 of Title 11 DCMR Zoning Regulations.

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 §3118.2 (CHOOSE ONE):

A park, playground, swimming pool, or athletic field pursuant to §209.1, or

An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

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:	01/22/12	Signature*:	
-------	----------	-------------	--

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

Name:	Artur Marques Kalil	E-Mail:	amkalil@gmail.com
Address:	29 Valerian Ct, Rockville, MD 20852		
Phone No(s):	301-905-6732	Fax No.:	

* 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. 18355

Applicant's Burden of Proof for Variance
1400 Block 3rd St NW – Square 553 Lot 804

1. The physical characteristics of the property make it difficult for the owner to use the property in compliance with the Zoning Regulations (area variance). Lot 804 is zoned R-4 which requires a lot width of 18 ft. and a minimum lot area of 1800 sq. ft. The lot is only 14 ft. wide and has a total area of 862.54 sq. ft. The lot is bordered by a multi-family property to the south and a public alley to the north, therefore there is no possibility of enlarging the lot through the purchase of adjacent properties.
2. Granting the application will not be of substantial detriment to the public good. The proposed structure will be used in the same residential manner as its neighbors and will not generate any additional traffic, noise, or other detriments to the neighborhood. The structure will complete the row of dwellings on the 1400 block that is currently "missing a tooth". Allowing for the structure will generate additional tax revenue for the city from two new units and play a role in the continued revitalization of D.C. residential neighborhoods such as Truxton Circle.
3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The lot was established before the Zoning Act of 1938, so the current requirements for structures did not apply when creating the small plat. Still, all requirements of the R-4 zone can be met with the exception of the minimum area and lot width.

**Statement of Existing and Intended Use of Structure
1400 Block 3rd St NW – Square 553 Lot 804**

Lot 804 in the 1400 block of 3rd St NW is currently vacant and unused. There is currently a short iron fence closing off the lot and a concrete paving approximately the size of a parking space.

The intended use of the proposed structure is a two-unit rowhouse following the R-4 zoning requirements. It will be a two story two-bedroom house with an English basement one-bedroom rental unit. The structure will be of similar massing and style as the surrounding properties and will be used as dwellings just as its neighbors.

**1400 Block 3rd St NW
Lot 804 Square 553**



**View from 3rd St NW
facing West**



**View from 3rd St NW
facing Southwest**



**View from public alley
facing Southeast**

PUBLIC ALLEY

PROPOSED
PARKING

19'

20'

11'

62'-8"

39'-8"

PUBLIC ALLEY

1416
3rd St NW

PROPOSED
STRUCTURE

1422
3rd St NW

3'

14'

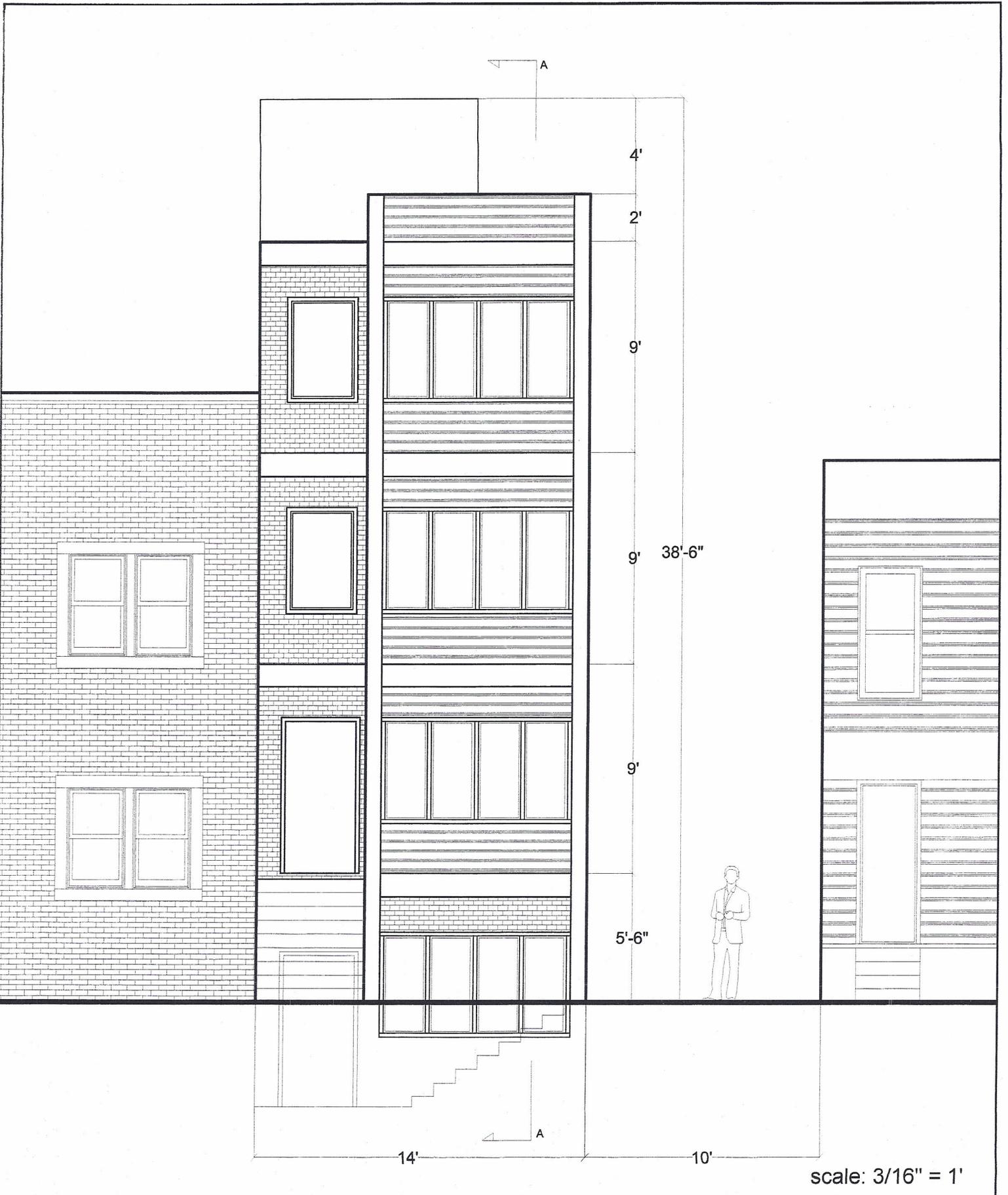
10'

scale: 1/8" = 1'

PROPOSED PARKING

1400 Block 3rd ST NW
Washington, D.C. 20001
Square 553, Lot 804

2



EAST ELEVATION

1400 Block 3rd ST NW
 Washington, D.C. 20001
 Square 553, Lot 804