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09/28/11

Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: BZA Zoning Application # 18294
(Application of Emily and Paul Thornell, 3011 Ordway St. NW)

Dear Board of Zoning Adjustment:

With this letter, we would like to amend our application and request a special zoning exception that includes rear yard relief to allow for a 13'-9" distance between the structure and the property line at the closest point.

We did not ask for rear yard relief when we submitted our application on 8/18/11, because we did not believe we needed it. Due to our parallelogram-shaped site, we measured the rear yard according to DCMR Chapter 11 Section 199.1: Mean Horizontal Distance. We have since learned that there are different interpretations of this part of the restrictions and we cannot be absolutely sure it will pass muster at DCRA. Therefore, we would like to ask for additional relief to avoid permitting problems down the road.

It is worth pointing out to the commission that 13'-9" is the desired setback from the eastern edge of the lot. Because of the irregular shape of the lot, project would have a 26'-8" rear setback along the western edge of the lot.

Furthermore, because of the 15' public ally that runs behind the property, there is no adjoining neighbor to the rear.

Thanks in advance for your time and we look forward to our hearing.

Sincerely,

VW Fowles

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18294

EXHIBIT NO.

18

1852 COLUMBIA ROAD, NW #202, WASHINGTON, DC 20009

Board of Zoning Adjustment
District of Columbia
CASE NO. 18294
EXHIBIT NO. 18



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
3011 Ordway Street, NW	2067	76	R2

Single-Member Advisory Neighborhood Commission District(s):

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐	§3103.2 - Use Variance	☐	§3103.2 - Area Variance	☒	§3104.1-Special Exception
Pursuant to Subsections						

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

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 form 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)

Owner's Signature 		Owner's Name (Please Print) EMILY THORSEN	
Agent's Signature 		Agent's Name (Please Print) RICHARD C. CARTER JR / VJ FOWLKES	
Date 10/3/11	D.C. Bar No.	or	Architect Registration No. A-2066

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____

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

Case No. 18294

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	3322.5 sf				
Lot Width (ft. to the tenth)	26.5'				
Lot Occupancy (building area/lot area)	36.8%		40%	43.5	3.5%
Floor Area Ratio (FAR) (floor area/lot area)	.87			1.17	
Parking Spaces (number)	0				
Loading Berths (number and size in ft.)	0				
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)	33'	20'		13.75'	6.25'
Side Yard (ft. to the tenth)	6.2'	6.2' (house built before 1958)		7.2' (at addition)	
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)	28.3'		40'	No Change	

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If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., May 23, 2011

Plat for Building Permit of: SQUARE 2067 LOT 76

Scale: 1 inch = 20 feet Recorded in Book 80 Page 113

Receipt No. 11-03742

Furnished to: VAN FOWLKES

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

Surveyor, D.C.

By: A.S.

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

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