



ZONING SELF-CERTIFICATION FORM



Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member
257 WARREN Street NE	1033	135	R-4	ANC 6A 04
		136		
		137		

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required 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			12 DCMR 3107.2 - 401.3			

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 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)

* <i>Marcus A. Watkins</i> Owner's Signature		MARCUS A. WATKINS Owner's Name (Please Print)	
<i>Julian Looney</i> Agent's Signature		Julian LOONEY Agent's Name (Please Print)	
Date	5/18/2012	D.C. Bar No.	or Architect Registration No. ARC 100520

OFFICE OF ZONING DETERMINATION

(11 DCMR §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs 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 _____ BOARD OF ZONING ADJUSTMENT District of Columbia CASE NO. 18413 EXHIBIT NO. 5
Signature	Date _____



District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO. 18413
EXHIBIT NO. 5

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 Form 135. 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 paper to complete this form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

FOR lot # 135 SAVARE 1033 261 WARREN ST NE

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	2384 SF	1800 sf		1425 sf	374 sf (21%)
Lot Width (ft. to the tenth)	N/A	18'-0"		16.775'	1.225' (6.8%)
Lot Occupancy (building area/lot area)	N/A		60% 855.52 sf	58% (838 sf)	
Floor Area Ratio (FAR) (floor area/lot area)	N/A			N/A	
Parking Spaces (number)	N/A	1 space (9'x19')		1 space (10'x20')	
Loading Berths (number and size in ft.)	N/A			N/A	
Front Yard (ft. to the tenth)	N/A			N/A	
Rear Yard (ft. to the tenth)	N/A	20'		31'-0"	
Side Yard (ft. to the tenth)	N/A			N/A	
Court, Open (width by depth in ft.)	N/A			N/A	
Court, Closed (width by depth in ft.)	N/A			N/A	
Height (ft. to the tenth)	N/A		40'	34'	

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FOR LOT #137 SQUARE 1033 257 WARREN ST NE

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	N/A	1800 sf		1409 sf	391 sf (22%)
Lot Width (ft. to the tenth)	N/A	18'-0"		16.775'	1.225' (6.8%)
Lot Occupancy (building area/lot area)	N/A		60% 855.52 sf	58% (838 sf)	
Floor Area Ratio (FAR) (floor area/lot area)	N/A			N/A	
Parking Spaces (number)	N/A	1 space (9'x19')		1 space (10'x20')	
Loading Berths (number and size in ft.)	N/A			N/A	
Front Yard (ft. to the tenth)	N/A			N/A	
Rear Yard (ft. to the tenth)	N/A	20'		31'-0"	
Side Yard (ft. to the tenth)	N/A			N/A	
Court, Open (width by depth in ft.)	N/A			N/A	
Court, Closed (width by depth in ft.)	N/A			N/A	
Height (ft. to the tenth)	N/A		40'	34'	

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FOR LOT #135 SQUARE 1033 257 WARREN ST NE

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	N/A	1800 sf		1425 sf	374 sf (21%)
Lot Width (ft. to the tenth)	N/A	18'-0"		16.775'	1.225' (6.8%)
Lot Occupancy (building area/lot area)	N/A		60% 855.52 sf	58% (838 sf)	
Floor Area Ratio (FAR) (floor area/lot area)	N/A			N/A	
Parking Spaces (number)	N/A	1 space (9'x19')		1 space (10'x20')	
Loading Berths (number and size in ft.)	N/A			N/A	
Front Yard (ft. to the tenth)	N/A			N/A	
Rear Yard (ft. to the tenth)	N/A	20'		31'-0"	
Side Yard (ft. to the tenth)	N/A			N/A	
Court, Open (width by depth in ft.)	N/A			N/A	
Court, Closed (width by depth in ft.)	N/A			N/A	
Height (ft. to the tenth)	N/A		40'	34'20.2	

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