



930 Wayne Avenue Suite# 504 Silver Spring, Maryland 20910  
Office (202)-362-2420 == Mobile (202)-302-1990

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D.C. OFFICE OF ZONING  
DEC 27 PM 3:00

December 27, 2012

Board of Zoning Adjustment  
441 4<sup>th</sup> Street NW  
Suite 200 / 210-S  
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18487  
EXHIBIT NO. 24

**RE: BZA Application # 18487 (Homeowner Jonathan Grossman @ 1751 18<sup>th</sup> Street NW)**

To whom it may concern:

My name is Derrick Sieber and I am the general contractor that was hired by the homeowner and am the party that prepared the above-stated BZA Application that is set to be heard on January 15, 2013.

In the last few days, I have become aware of three small inconsistencies in the application and wanted to bring it to the attention of The Board so that the record can be accurately documented for the upcoming hearing. Though the changes are very minor, I wanted to make sure those involved in the process are aware that this letter and the attached Zoning Self Certification (Form 135) has been prepared to reflect the corrections and has been filed prior to the maximum 15-day deadline prior to the hearing.

As described in the application, the applicant is requesting zoning relief from four separate sections of the zoning code: (1) Lot Occupancy, (2) Rear Yard Setback, (3) Non-Conforming Structure, and (4) Floor Area Ratio (FAR). In the original application submitted to the BZA on November 13, 2012 the applicant sought relief from the above zoning code sections, as described in the first page of the Application for Variance (Form 120). However, the "Notes and Computations" Chart and Memorandum that was prepared by zoning officials at DCRA and attached to the BZA Application package is slightly inaccurate in three respects.

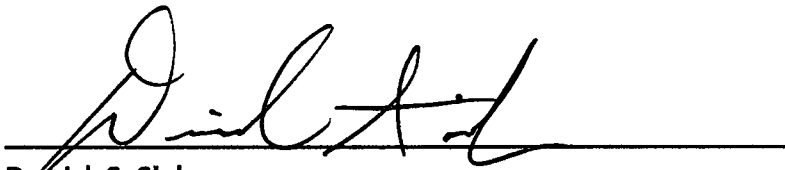
1. The Computations Chart provided by DCRA, has the square footage being listed as 1620 Sq. Ft. giving a FAR of 1.73. This FAR number is below the maximum 1.8 allowed by the zoning code and as a result, the Computations Chart reflects that no Variance Relief is needed under the FAR section because the FAR calculated is within the limits of the code. The Floor Area Ratio was inaccurately calculated by DCRA staff because the floor plans of the upper levels were not provided, and thus, a precise summary of the home's total floor area was misstated in the Computations Chart. Further defined, the total proposed square footage for all floors is 2215 Sq. Ft. giving a FAR of 2.4. I have attached a self-certification form and chart that reflects the amended ratios, percentages, and relief being sought.
2. The Computation Chart reflects a proposed lot occupancy of 810 Sq. Ft. However, it appears that the Computation Chart does not reflect the rear wrought iron spiral staircase, which I'm told also counts toward lot occupancy. The spiral staircase represents an additional 28 square feet of lot coverage. Further defined, the total proposed lot occupancy is 838 Sq. Ft. The attached self-certification form and chart reflects the amended ratios, percentages, and relief being sought.

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3. The Computation Chart reflects a proposed rear setback of 7 feet. However, it appears that the Computation Chart does not reflect the rear wrought iron spiral staircase construction, which I'm told would require rear yard setback relief of 14 feet instead of 8 feet. The construction of the proposed spiral staircase would place it one foot from the rear property line and thus require relief from the rear yard setback. Further defined, the total proposed rear yard setback sought would be 1 foot. The attached self-certification form and chart reflects the amended ratios, percentages, and relief being sought.

It is my sincere hope that this minor setback has not caused any interference with my upcoming BZA hearing. Many thanks for your attention in this matter and we look forward to the upcoming hearing on January 15, 2013.

Respectfully,



Derrick S. Sieber

Owner

Precision Contracting Solutions, LP

Mobile# 202-302-1990

[derrick.precision@gmail.com](mailto:derrick.precision@gmail.com)

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4014 DEC 27 PM 3:30



BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1751 18th Street NW Washington, DC 20009	0153	0095	R-5-B
Single-Member Advisory Neighborhood Commission District(s): 2B			
<b>CERTIFICATION</b>			
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	<input type="checkbox"/> §3103.2 - Use Variance	<input checked="" type="checkbox"/> §3103.2 - Area Variance	<input type="checkbox"/> §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.


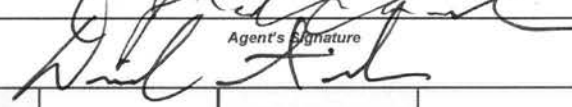
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination 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		Jonathan Grossman Owner's Name (Please Print)	
 Agent's Signature		Derrick Sieber Agent's Name (Please Print)	
Date	D.C. Bar No.	or	Architect Registration No. DC HIC# 7378

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

<input type="checkbox"/>	Accepted for filing.
<input type="checkbox"/>	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
<input type="checkbox"/>	Rejected for failure to comply with the provisions of <input type="checkbox"/> 11 DCMR §3113.2; or <input type="checkbox"/> 11 DCMR - Zoning Regulations. Explanation _____
Signature	Date

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

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# AMENDED COMPUTATIONS

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 4<sup>th</sup> 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.)	N/P.			936.0 Sq. Ft.	
Lot Width (ft. to the tenth)	N/P.			18.0 Ft.	
Lot Occupancy (building area/lot area)			562.0 Sq. Ft. (60%)	838.0 Sq. Ft. (90%)	30%
Floor Area Ratio (FAR) (floor area/lot area)			1,685.0 Sq. Ft. (Max 1.8)	2215.0 Sq. Ft. (2.4)	33%
Parking Spaces (number)	0	N/A	N/A	N/A	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)		15.0 Ft.		1.0 Ft.	93%
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A



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.