



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
4945 AYERS STREET SE	5331	32	R-3

Single-Member Advisory Neighborhood Commission District(s): 7E05

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	3102.2	3102.2 (2001.3, 400.1)	

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) MARK WALTERS			
Agent's Signature 	Agent's Name (Please Print) MARC FEINSTEIN			
Date 5/29/13	D.C. Bar No.	or	Architect Registration No.	REC 101542

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	
-----------	--	------	--

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18613
EXHIBIT NO. 5

Case No. 18613 Board of Zoning Adjustment
District of Columbia
CASE NO. 18613
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 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.)	9401	4000	N/A	9401	0%
Lot Width (ft. to the tenth)	68.9	40	N/A	68.9	0%
Lot Occupancy (building area/lot area)	.3	N/A	40%	.3	0%
Floor Area Ratio (FAR) (floor area/lot area)	.9	N/A	N/A	.99	1.1%
Parking Spaces (number)	11	N/A	N/A	11	0%
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	0	N/A	N/A	0	0%
Rear Yard (ft. to the tenth)	18.4	20	N/A	18.4	0%
Side Yard (ft. to the tenth)	8.1	8	9.25	8.1	0%
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)	37.1	N/A	40	42	2' / 4.8%

RECEIVED
 D.C. OFFICE OF ZONING
 2013 MAY 31 PM 2:02



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.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



May 2, 2013

MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant *MLG MB*
Zoning Administrator

SUBJECT: Proposed Addition to an Existing Non-Conforming Use as a 12-unit 3-floor Apartment Building. The structure is located at 11 50th Street, SE.
Lot: 0033 in Square: 5331
Zoned: R-3
DCRA File Job #B1211221
DCRA BZA Case #FY12 -56-Z

RECEIVED
D.C. OFFICE OF ZONING
2013 MAY 31 PM 2:02

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

1. Variance pursuant to § 2001.3 (b) to permit addition to an Existing Non-Conforming 12-unit 3-floor Apartment Building in the R-3 residential zone district (§ 3103.2).
2. Variance pursuant to § 400.1 to permit a new 4th floor addition to an Existing Non-Conforming Use of a 12-unit 3-floor Apartment Building which will create a new Non-Conforming Structure in the R-3 residential zone district (§ 3103.2).

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo.