

ZONING DATA

ZONE:	C-2-A
LOTS:	0197
SQUARE:	0445
EXISTING USE:	CELLAR: RETAIL GROUND FLOOR: RETAIL 2ND FLOOR: MULTI FAMILY RESIDENTIAL
PROPOSED USE:	CELLAR: RETAIL GROUND FLOOR: RETAIL 2ND FLOOR: RESIDENTIAL/ OFFICE 3RD FLOOR: RESIDENTIAL
EXISTING SITE AREA:	2,552 SQ. FT.
NO. OF STORIES:	2 STORIES (EXISTING) + 1 STORY (NEW)
EXISTING PARKING:	0 PARKING SPACES
PROPOSED PARKING:	0 PARKING SPACES
REQUIRED PARKING:	0 PARKING SPACES (PARKING CREDIT OF 8 SPACES PURSUANT TO SECTION 2100.4)

NEIGHBORHOOD BIRD'S EYE VIEW



LIST OF DRAWINGS

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COVER SHEET

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1547 7th Street, NW
Board of Zoning Adjustment
Dist. Bonstra | Harsign
C-1 ARCHITECTS
CASE NO. 18762
EXHIBIT NO. 24B

**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**

FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1547 7th Street, NW	0445	0197	C-2-A

Single-Member Advisory Neighborhood Commission District(s): 6E02

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: ☐ §103.2 - Use Variance ☒ §103.2 - Area Variance ☒ §104.1-Special Exception

Pursuant to Subsections: 772.1 ; 774.1 ; 776.5 ; 2001.3 411.11

Pursuant to 11 DCMR §3113.3, 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 sought 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
Warren Williams

Agent's Signature
David T. Haresign

Date: 03/18/2014 D.C. Bar No. _____ or Architect Registration No. **ARC100589**

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 ☐ 31 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.

Case No. _____

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 8 1/2" 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. 20003. (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.)	2,552 SF	--	--	NO CHANGE	--
Lot Width (ft. to the tenth)	44 FT	--	--	NO CHANGE	--
Lot Occupancy (building area/lot area)	96%	--	60%	NO CHANGE	--
Floor Area Ratio (FAR) (floor area/lot area)	1.9	N/A	2.5 (*)	2.5	--
Parking Spaces (number)	0	7 (**)	NA	NONE	--
Loading Berths (number and size in ft.)	NONE	NA	--	NONE	--
Front Yard (ft. to the tenth)	--	--	--	--	--
Rear Yard (ft. to the tenth)	NONE	15'-0"	--	NONE	15'-0"
Side Yard (ft. to the tenth)	--	--	--	--	--
Court, Open (width by depth in ft.)	--	--	--	--	--
Court, Closed (width by depth in ft.)	10'-6"x17'-4"	350SF (***)	NA	10'-6"x17'-4"	--
Height (ft. to the tenth)	29'-0"	--	50'-0"	40'-2"	--

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 135 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning - 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20003
(202) 727-6325 * (202) 727-6072 fax * www.dcof.gov * dcof@dc.gov

*DCMR-771.2 FAR
RESIDENTIAL USE: 2.5
OTHER PERMITTED USE: 1.5
MAXIMUM PERMITTED: 2.5

**DCMR-2101.1 PARKING
1 SPACE FOR EACH 300SF OVER INITIAL 3,000SF FOR RETAIL, 1 FOR EACH 2 DWELLING UNITS

***DCMR-776 COURT
WHERE A COURT IS PROVIDED FOR A BUILDING OR PORTION OF A BUILDING DEVOTED TO RESIDENTIAL USES, AT ANY ELEVATION IN THE COURT, THE WIDTH OF COURT SHALL BE A MINIMUM OF FOUR INCHES PER FOOT, OF HEIGHT, MEASURED FROM THE LOWEST LEVEL OF THE COURT TO THAT ELEVATION; PROVIDED, THAT IN NO CASE SHALL THE WIDTH OF COURT BE LESS THAN 15 FEET.
MINIMUM AREA OF CLOSED COURT: 350 SF
EXISTING WIDTH: 10'-6" X 17'-4"
EXISTING AREA: 188.4 SF
PROPOSED WIDTH: 10'-6" X 17'-4"
PROPOSED AREA: 188.4 SF

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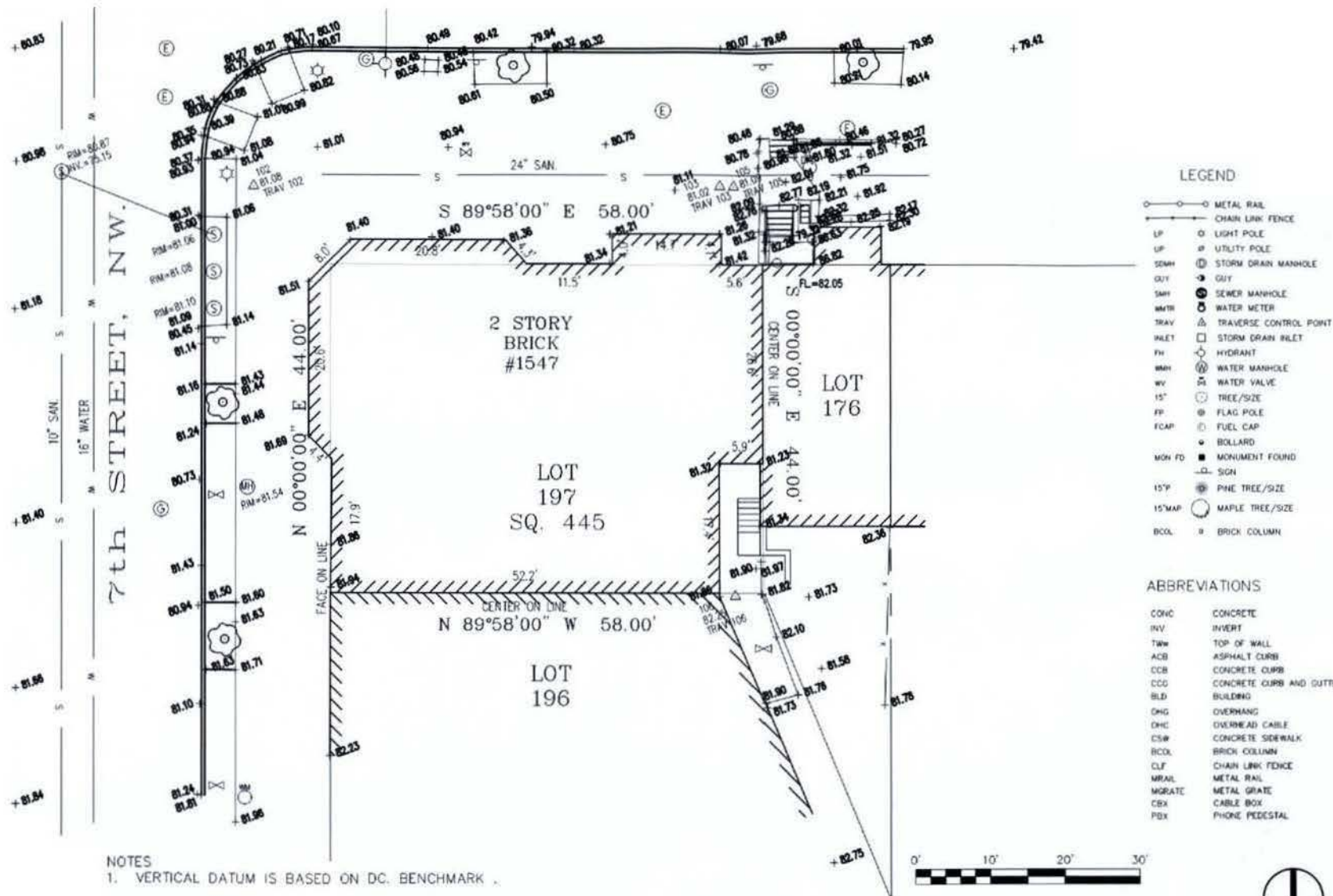
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ZONING ANALYSIS

1547 7th Street, NW

C-2

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EXISTING CIVIL PLAN

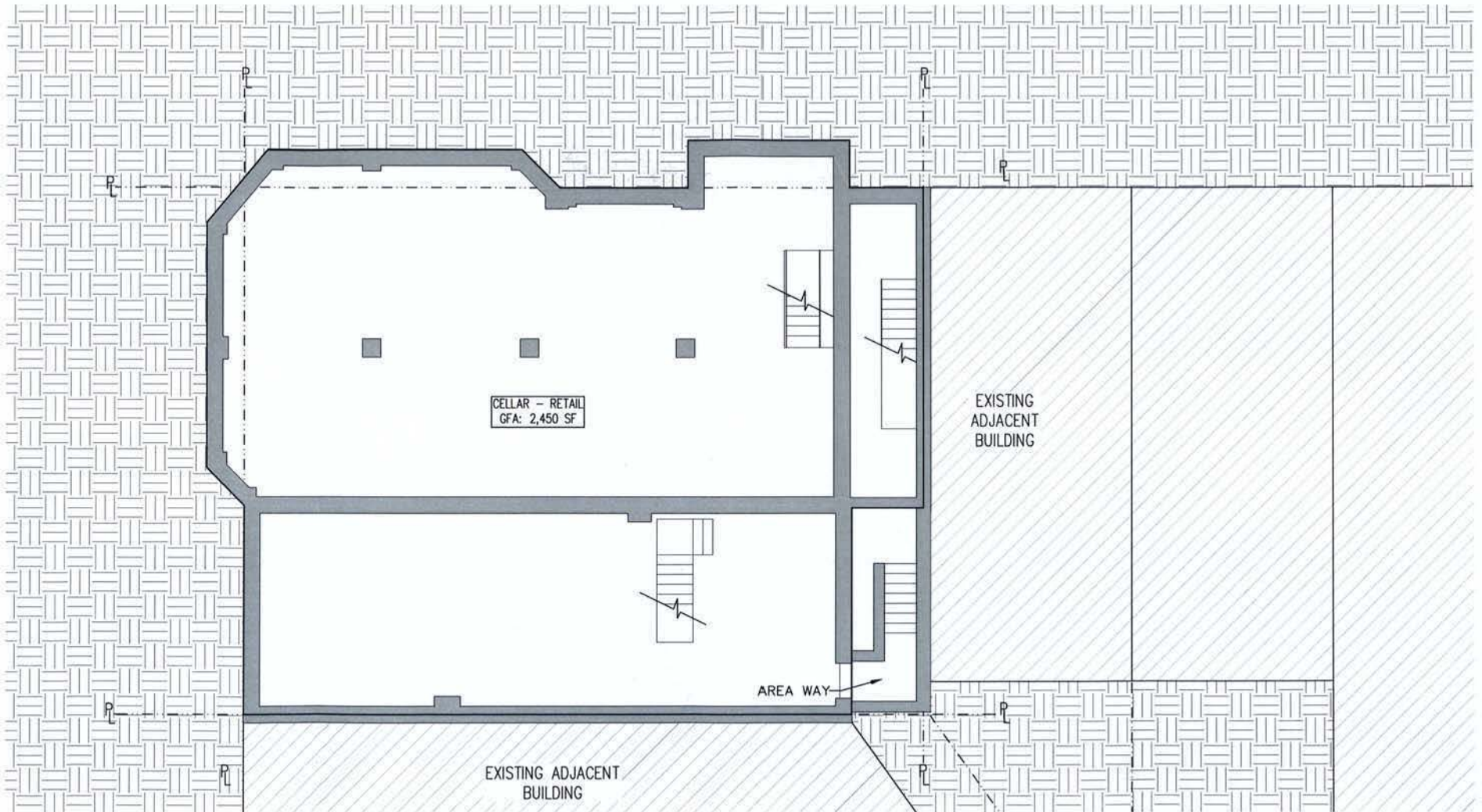
NTS



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C-3

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EXIST. CELLAR FLOOR PLAN

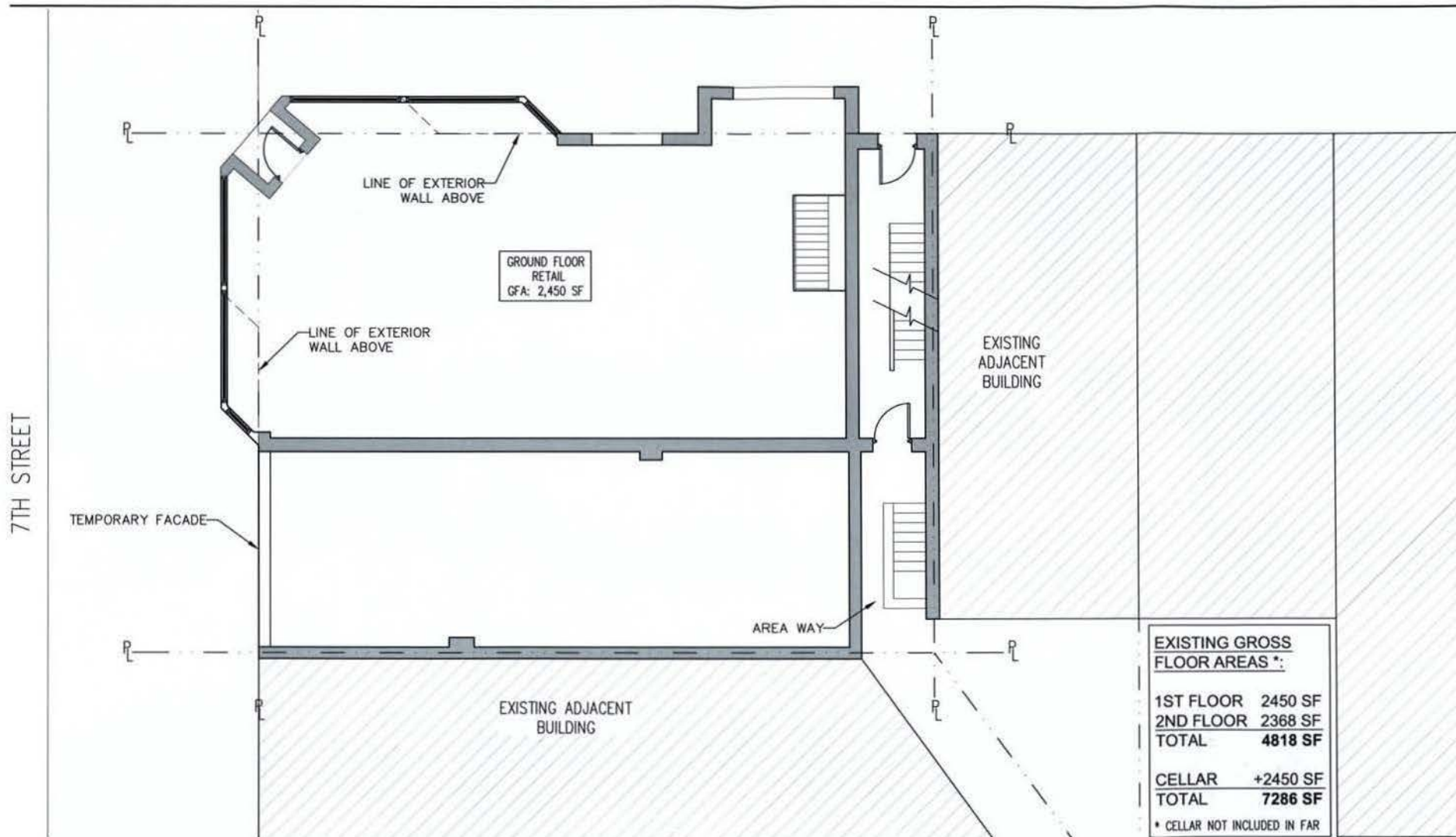
1/8" = 1'-0"



1547 7th Street, NW

EX-1

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EXISTING GROSS FLOOR AREAS *:	
1ST FLOOR	2450 SF
2ND FLOOR	2368 SF
TOTAL	4818 SF
CELLAR	+2450 SF
TOTAL	7266 SF
* CELLAR NOT INCLUDED IN FAR	

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EXIST. GROUND FLOOR PLAN

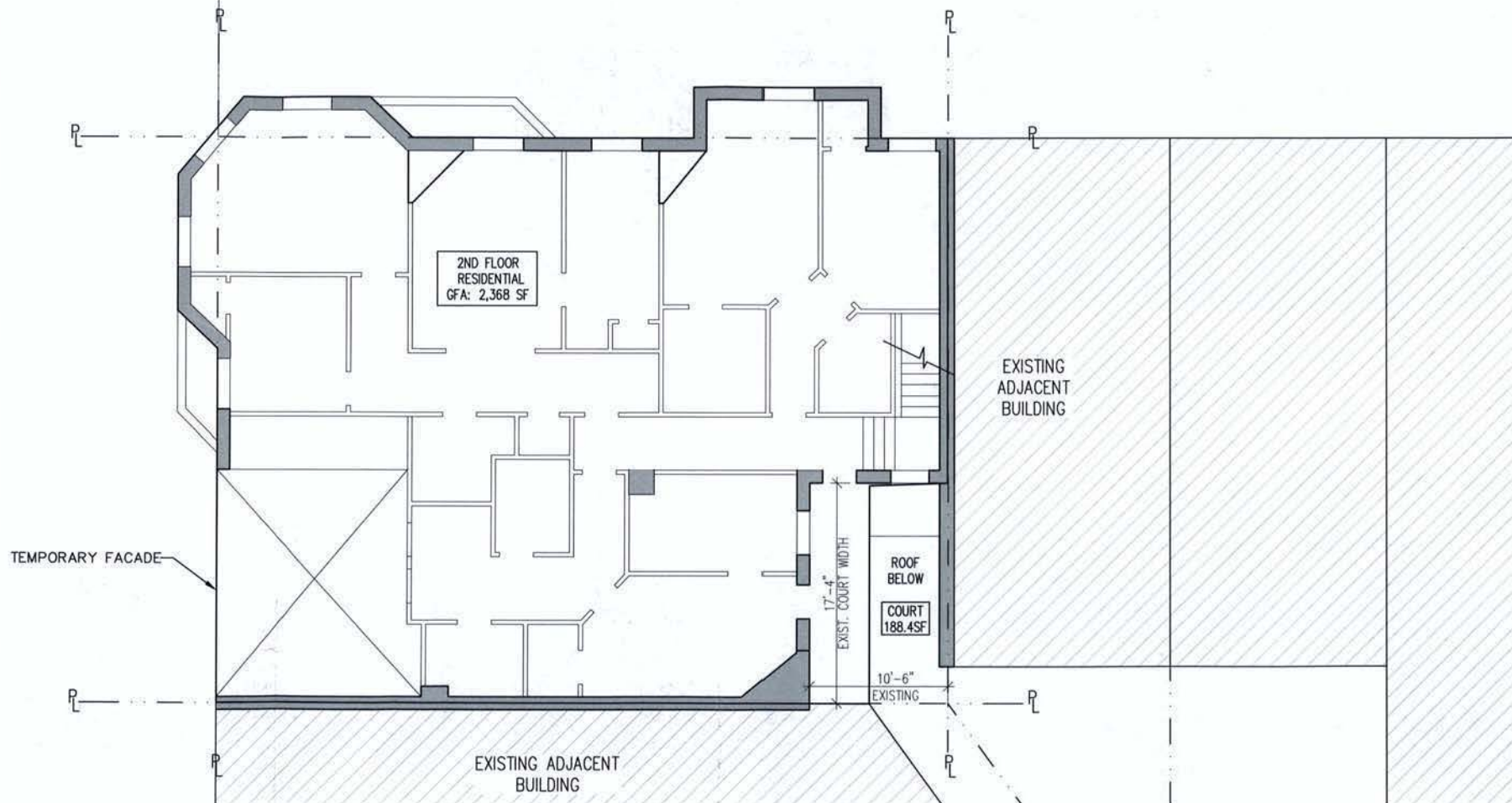
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1/8" = 1'-0"



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7TH STREET



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EXIST. 2ND FLOOR PLAN

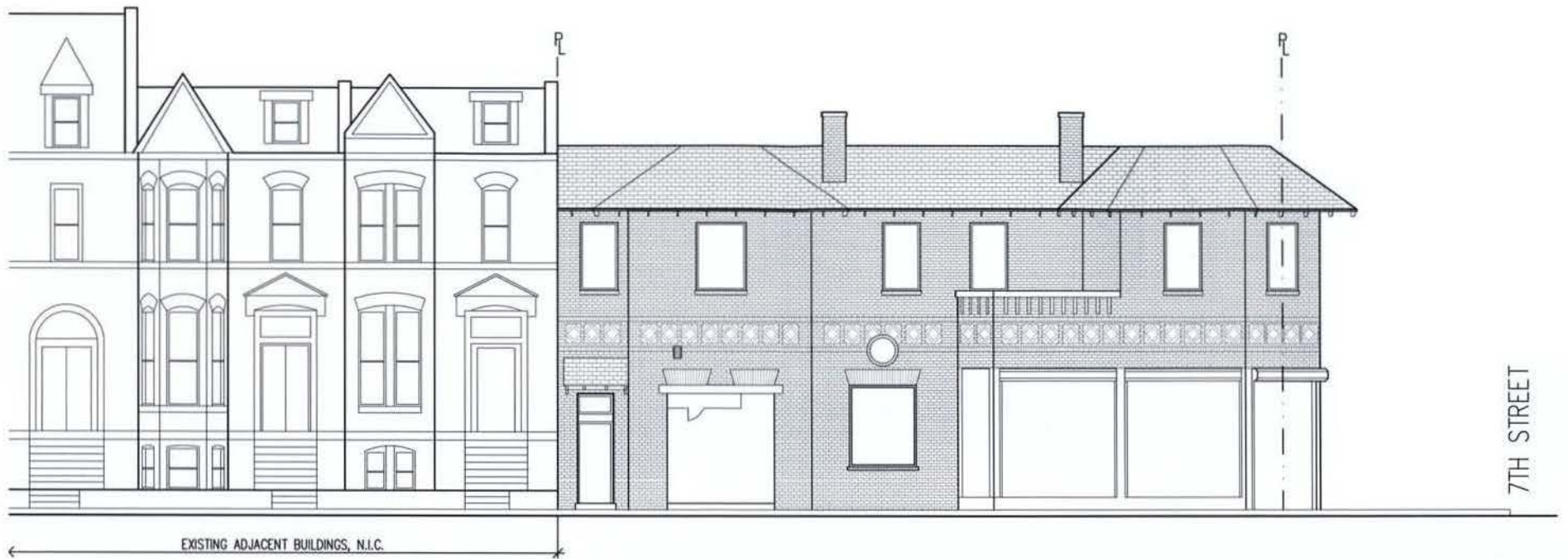
1/8" = 1'-0"



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EX-3

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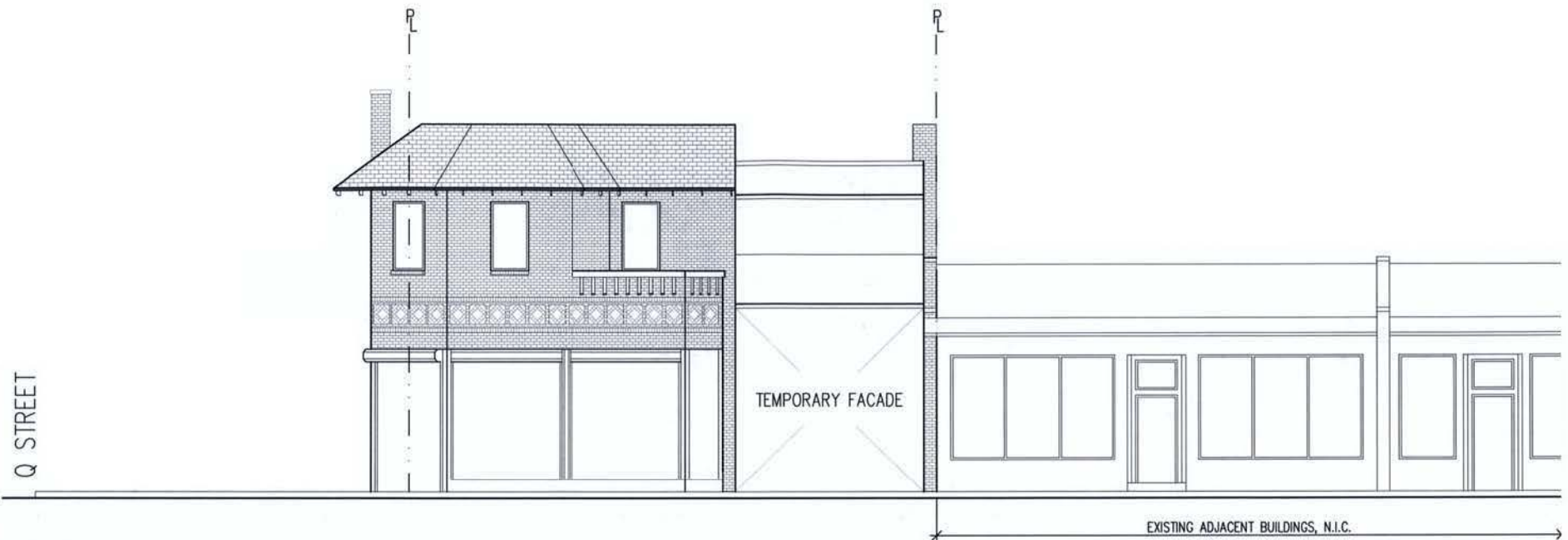
EXIST. Q STREET ELEVATION

1/8" = 1'-0"



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EX-4 Bonstra | Haresign
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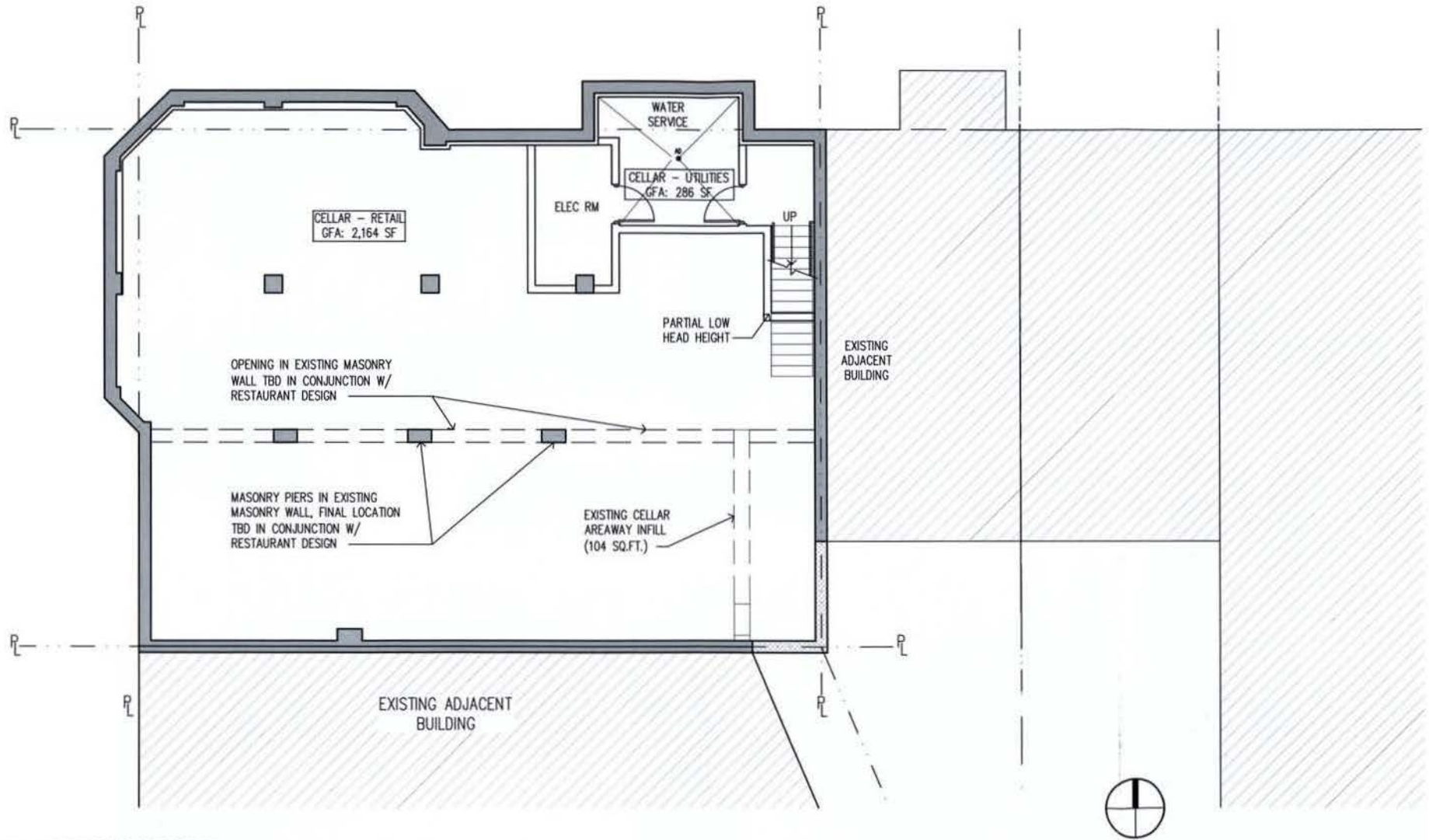
EXIST. 7TH STREET ELEVATION

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1/8" = 1'-0"

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CELLAR FLOOR PLAN

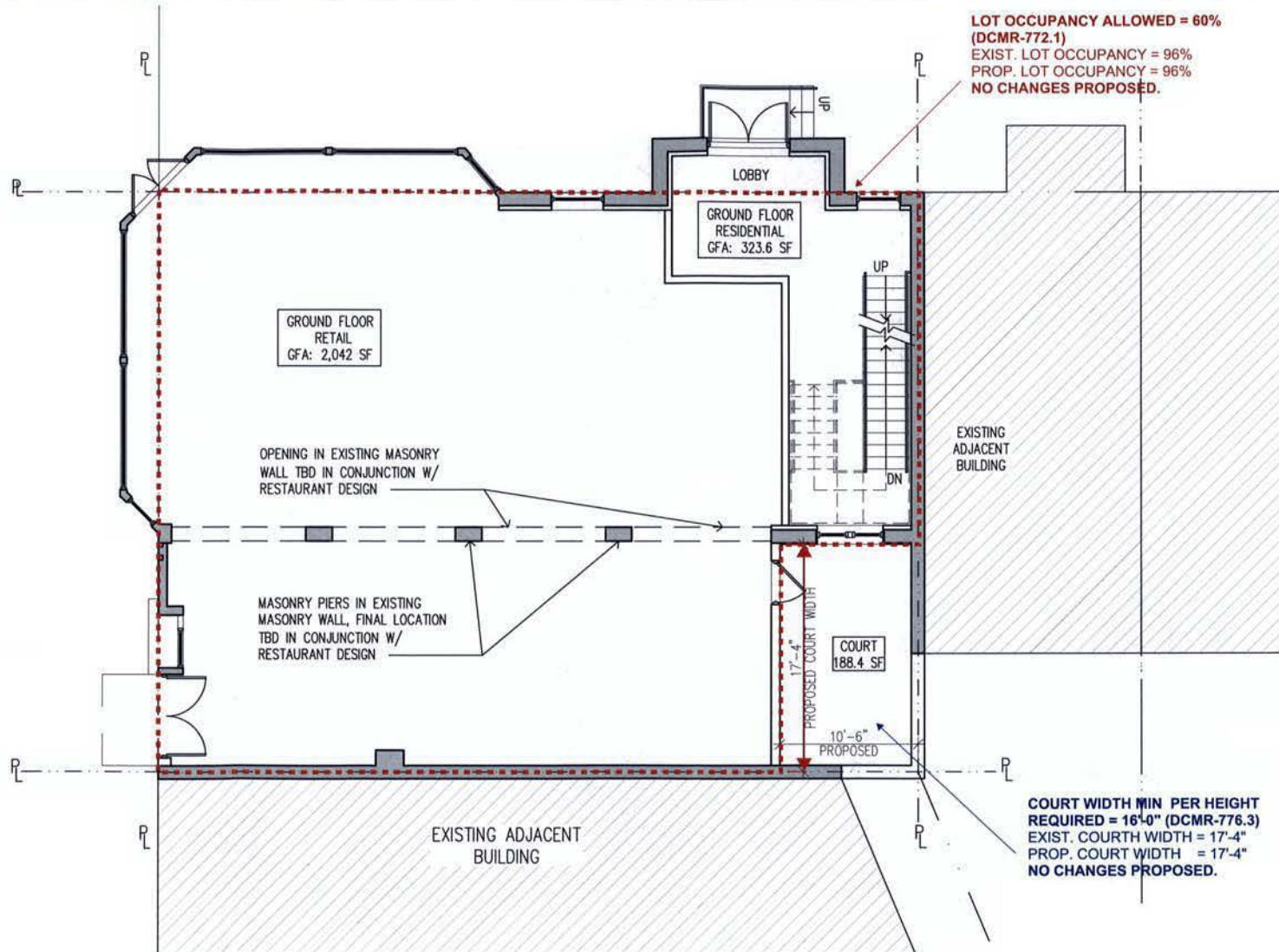
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1/8" = 1'-0"

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7TH STREET



ALLOWABLE FAR
 BUILDING AREA *:
 1.5 = 3828 SF
 (1.5 X 2552 SF)
 FOR NON-RESIDENTIAL

2.5 = 6380 SF
 (2.5 X 2552 SF)
 FOR RESIDENTIAL USE

2.5 MAXIMUM
 PERMITTED

PROPOSED GROSS
 FLOOR AREAS:

NON- RESIDENTIAL
 1ST FLOOR 2042 SF

RESIDENTIAL
 1ST FLOOR 323.6 SF
 2ND FLOOR 2365.6 SF
 3RD FLOOR 1600 SF
 TOTAL 4289.2 SF

CELLAR + 2554 SF
 TOTAL 8885.2 SF

* CELLAR NOT INCLUDED IN FAR

COURT WIDTH MIN PER HEIGHT
 REQUIRED = 16'-0" (DCMR-776.3)
 EXIST. COURTH WIDTH = 17'-4"
 PROP. COURT WIDTH = 17'-4"
 NO CHANGES PROPOSED.



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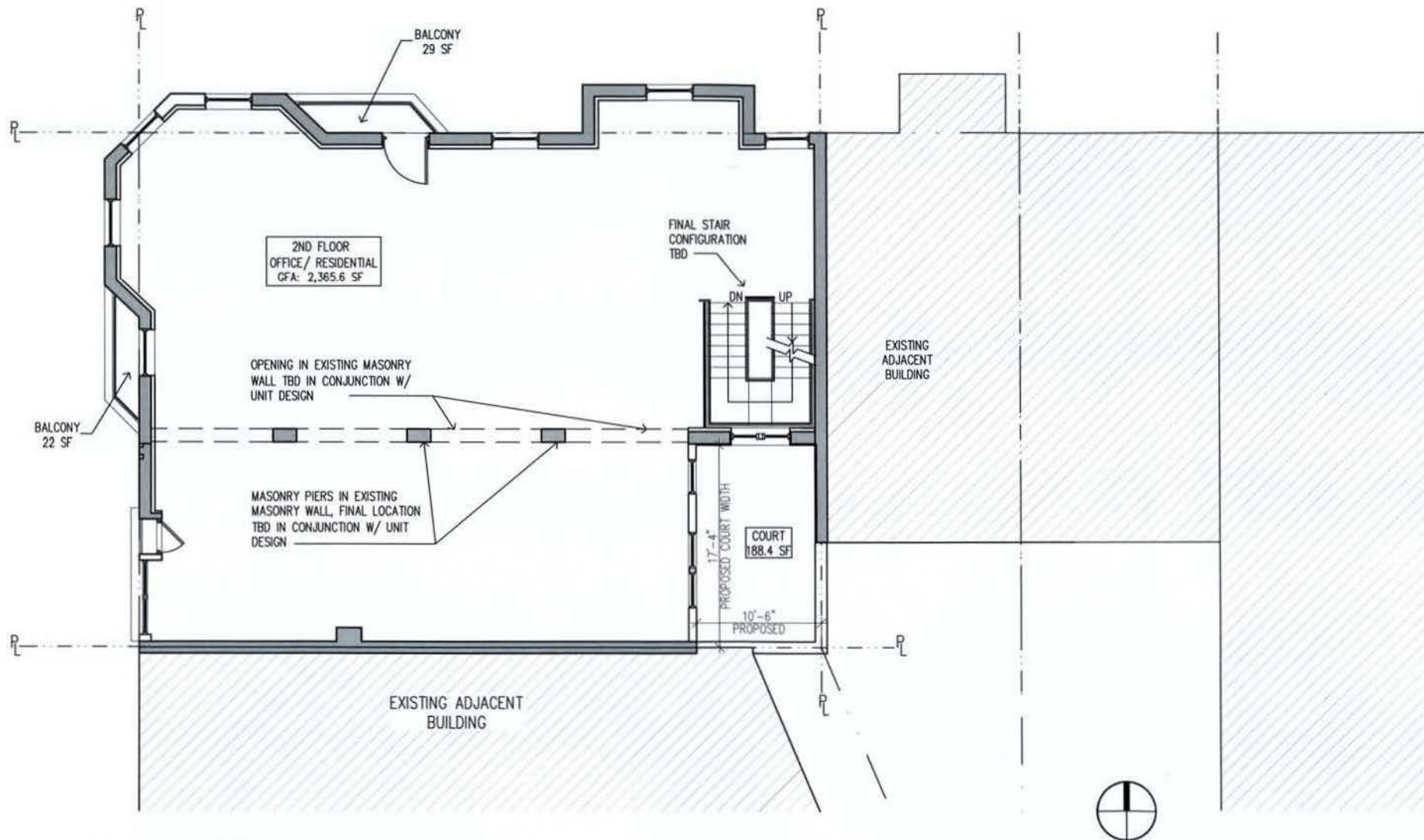
GROUND FLOOR PLAN

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1/8" = 1'-0"

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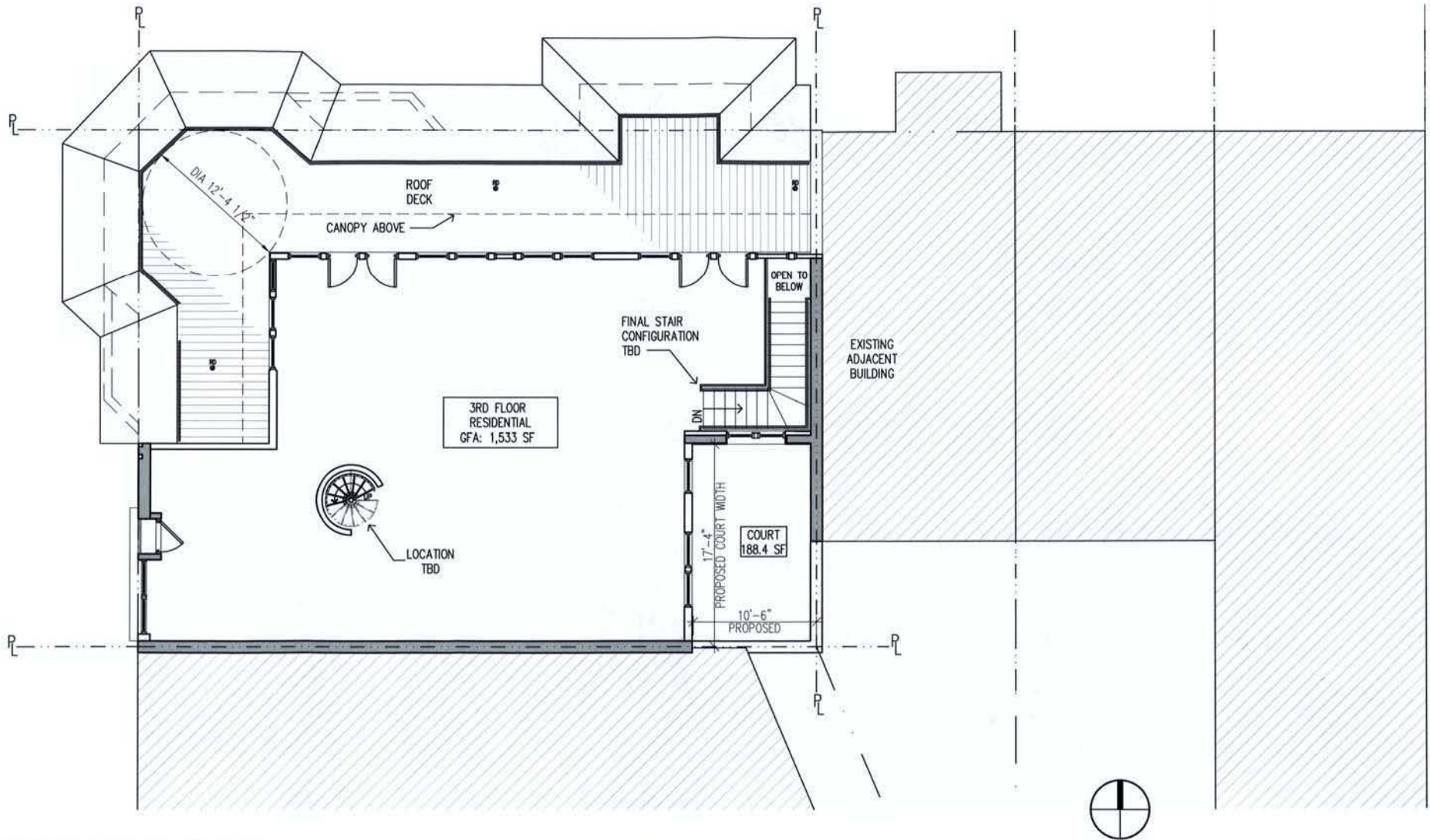
SECOND FLOOR PLAN

1/8" = 1'-0"

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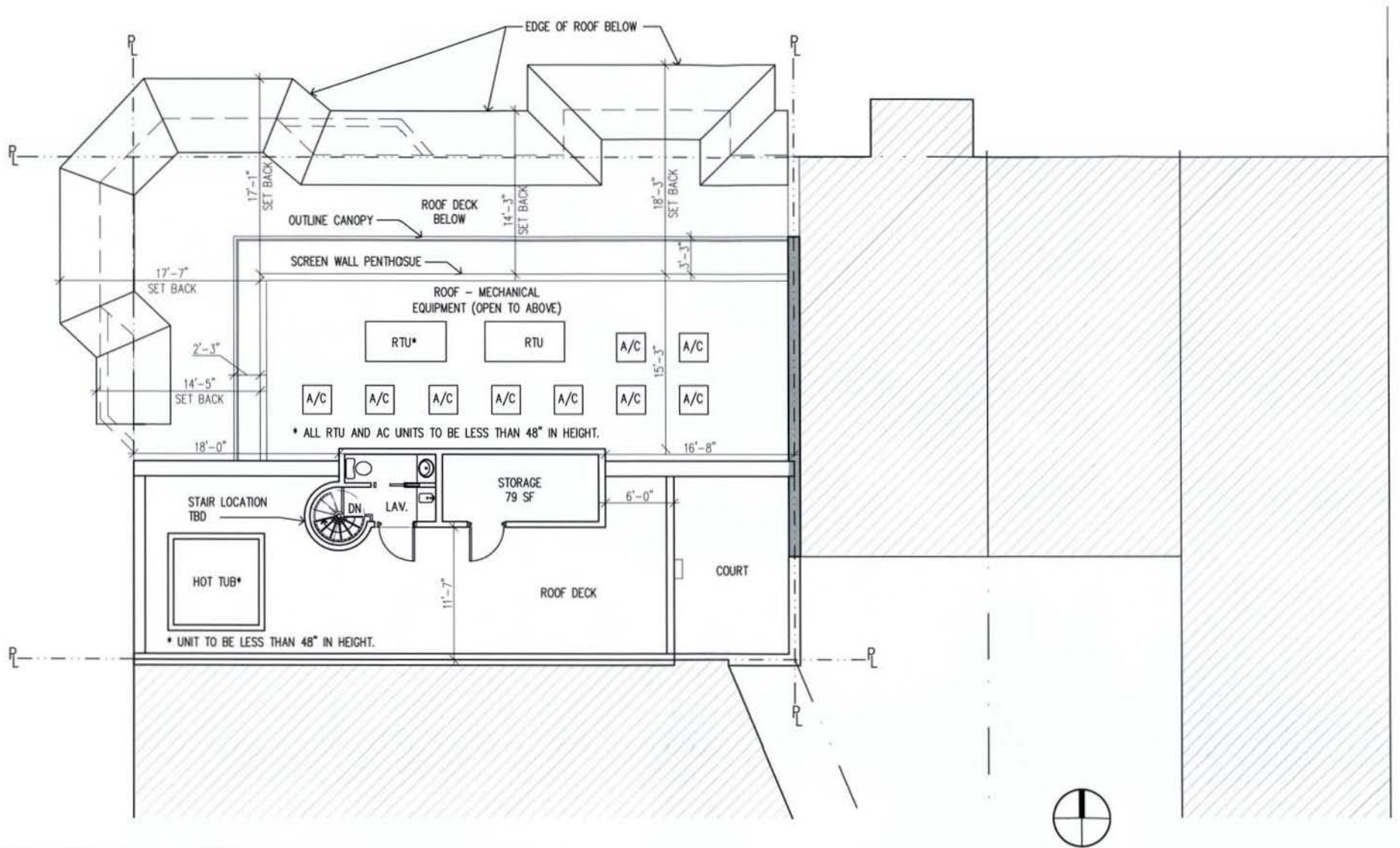
THIRD FLOOR PLAN

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ROOF PLAN

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A-5

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NORTH ELEVATION - Q STREET

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1/8" = 1'-0"

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WEST ELEVATION - 7TH STREET

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1/8" = 1'-0"

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