



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1738 14th Street NW	0207	0069	ARTS C3-A

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)	
		Teymour Zabihi	
Agent's Signature		Agent's Name (Please Print)	
		Andy Schiefer	
Date	D.C. Bar No.	or	Architect Registration No.
6/18/14			ARC 101962

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
	6.18.14

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

Case No. _____

Board of Zoning Adjustment
District of Columbia
CASE NO. 18817
EXHIBIT NO. 25



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



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(D.C. Official Code § 22-2405)

Owner's Signature 		Owner's Name (Please Print) Teymour Zabihi	
Agent's Signature 		Agent's Name (Please Print) Andy Schiefer	
Date	6/18/14	D.C. Bar No.	
or		Architect Registration No.	ARC 101962

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Explanation:	
Signature	
Date	6/18/14

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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 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.)	2,800 s.f.	none	N/A	2,800 s.f. (existing)	none required
Lot Width (ft. to the tenth)	20 ft x 140 ft	none	N/A	20 ft x 140 ft (existing)	none required
Lot Occupancy (building area/lot area)	95%	none	100% commercial use 75% residential use	100% commercial use 75% residential use	none required
Floor Area Ratio (FAR) (floor area/lot area)	4879s.f./2800s.f.=1.75	N/A	4.0	9002s.f./2800s.f.=3.22	none required
Parking Spaces (number)	none	none	N/A	1	none required
Loading Berths (number and size in ft.)	none	none	N/A	none	none required
Front Yard (ft. to the tenth)	none	none	N/A	none	none required
Rear Yard (ft. to the tenth)	none	2'-0" at first floor 12'-0" at 2nd, 3rd, and 4th floor	N/A	0'-0" at first floor 5'-0" at 2nd, 3rd, and 4th floor	2'-0" at 1st floor 7'-0" at 2nd, 3rd, and 4th floor
Side Yard (ft. to the tenth)	none required	none	N/A	none	none required
Court, Open (width by depth in ft.)	none	40x4=160"=13'-4" min 15'-0"	N/A	29'-9" (closed court proposed)	none required
Court, Closed (width by depth in ft.)	none	(160x160)2= 51200/144=356 s.f.	N/A	565 sf.	none required
Height (ft. to the tenth)	35'-4" (top of highest parapet)	N/A	65'	58'-6" (top of parapet wall)	none required

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.



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ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
1901.1 Retail Requirement	100% of ground level, 2,250 s.f.	50% of ground level	N/A	68% of ground level, 1,750 s.f.	none required
1902.1 b Height and Bulk	Complies	N/A	building below a 45 degree line drawn 50' above property line	Complies, see sheet A.20	none required
1903 Street Frontage Requirements	Complies 100% street frontage (20 linear ft. of frontage along 20 linear ft. of available frontage) 72.5% display window (14.5 linear ft. of display window along 20 linear ft. of frontage)	75% street frontage 50% display window	N/A	Complies, see sheet A.1 100% street frontage (20 linear ft. of frontage along 20 linear ft. of available frontage) 56% display window (11.25 linear ft. of display window along 20 linear ft. of frontage)	none required

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