



Board of Zoning Adjustment
441 4th Street NW
Suite 200
Washington, D.C. 20001

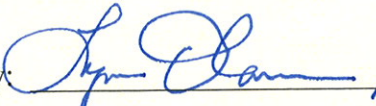
**Re: Board of Zoning Adjustment Application - 3050 Military Road NW
Square 2287, Lots 802, 804, 809, 813, 815-817 & Square 2290, Lot 30**

Honorable Members of the Board:

The purpose of this letter is to authorize the law firm of Goulston & Storrs to represent us in the filing and processing of the Board of Zoning Adjustment application regarding the above-referenced property.

Sincerely,

INGLESIDE PRESBYTERIAN RETIREMENT COMMUNITY INC.

By: , President and CEO
10/1/2014



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



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

**Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.**

**Pursuant to §3103.2 - Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:**

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
3050 Military Road NW	2287	802,804,809, 813, 815-817	R-1-A & D/R-1-A	Special Exception	3104.1; 218 & 219
	2290	30	R-1-A	Special Exception	3104.1; 218 & 219
	2287	809	R-1-A	Area Variance	3103; 401

Present use(s) of Property: Retirement community

Proposed use(s) of Property: Retirement community

Owner of Property: Ingleside Presb. Retirement Community **Telephone No:**

Address of Owner: 3050 Military Road NW, Washington DC 20015-1300

Single-Member Advisory Neighborhood Commission District(s): 3G03

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

Application of Ingleside Presbyterian Retirement Community Inc., pursuant to 11 DCMR § 3104.1 for a special exception under section 218 to increase an existing community residence facility and section 219 to increase a healthcare facility by allowing an addition for new independent living units, assisted living units, health care and memory care beds in an R-1-A and D/R-1-A District at 3050 Military Road NW (Square 2287, Lots 802, 804, 809, 813, 815-817 & Square 2290, Lot 30). Applicant seeks variance relief from minimum lot width requirements.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

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)

Date: 10/1/2014 **Signature*:** *Ingleside Presbyterian Retirement Community, Inc. John Oliver, President and CEO*

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Allison C. Prince / Christine A. Roddy **E-Mail:** croddy@goulstonstorrs.com

Address: 1999 K Street NW, Washington DC 20006-1101

Phone No(s): (202)721-1116 **Fax No.:** (202)263-0516

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

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

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. _____



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
3050 Military Road NW	2287	802, 804, 809, 813, 815-817	R-1-A & D/R-1-A
	2290	30	R-1-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		401	218 & 219

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.

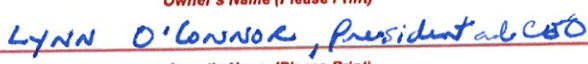
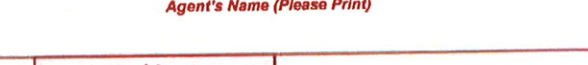
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination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

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

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Case No. _____



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DISTRICT OF COLUMBIA



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(D.C. Official Code § 22-2405)

Owner's Signature		Owner's Name (Please Print)	
		GARY D. STEINER	
Date	D.C. Bar No.	or	Architect Registration No. 101589

FOR OFFICIAL USE ONLY

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Explanation _____	
Signature	Date

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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.)	612,352	7,500	—	612,352	NONE
Lot Width (ft. to the tenth)	812.5'	120'	—	812.5'	NONE
Lot Occupancy (building area/lot area)	15.27%	—	40%	21.37%	NONE
Floor Area Ratio (FAR) (floor area/lot area)	0.64	—	—	1.03	NONE
Parking Spaces (number)	217	750 by BZA	—	367	NONE
Loading Berths (number and size in ft.)	2 @ (12'x55')	1 @ 55', 1 @ 30', 1 @ 20'	—	3 @ 12'x55', 1 @ 12'x30'	NONE
Front Yard (ft. to the tenth)	N/A	N/A	—	47.6'	NONE
Rear Yard (ft. to the tenth)	271.5'	25'	—	271.5'	NONE
Side Yard (ft. to the tenth)	93.5'	8'	—	50.1'	NONE
Court, Open (width by depth in ft.)	N/A	10'	—	N/A	NONE
Court, Closed (width by depth in ft.)	N/A	15'	—	N/A	NONE
Height (ft. to the tenth)	25.75'	—	90'	79.0'	NONE

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.

