



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
4925 41st St. NW	1757	0017	R-1

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						ZC 223

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 <i>Peter and Ann Marie Mehler</i>		Owner's Name (Please Print) Peter and Ann Marie Mehler	
Agent's Signature <i>Ann Marie Mehler</i>		Agent's Name (Please Print) Ann Marie Mehler	
Date 11/7/15	D.C. Bar No. 394328	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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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. 19186
EXHIBIT NO.3

INSTRUCTIONS

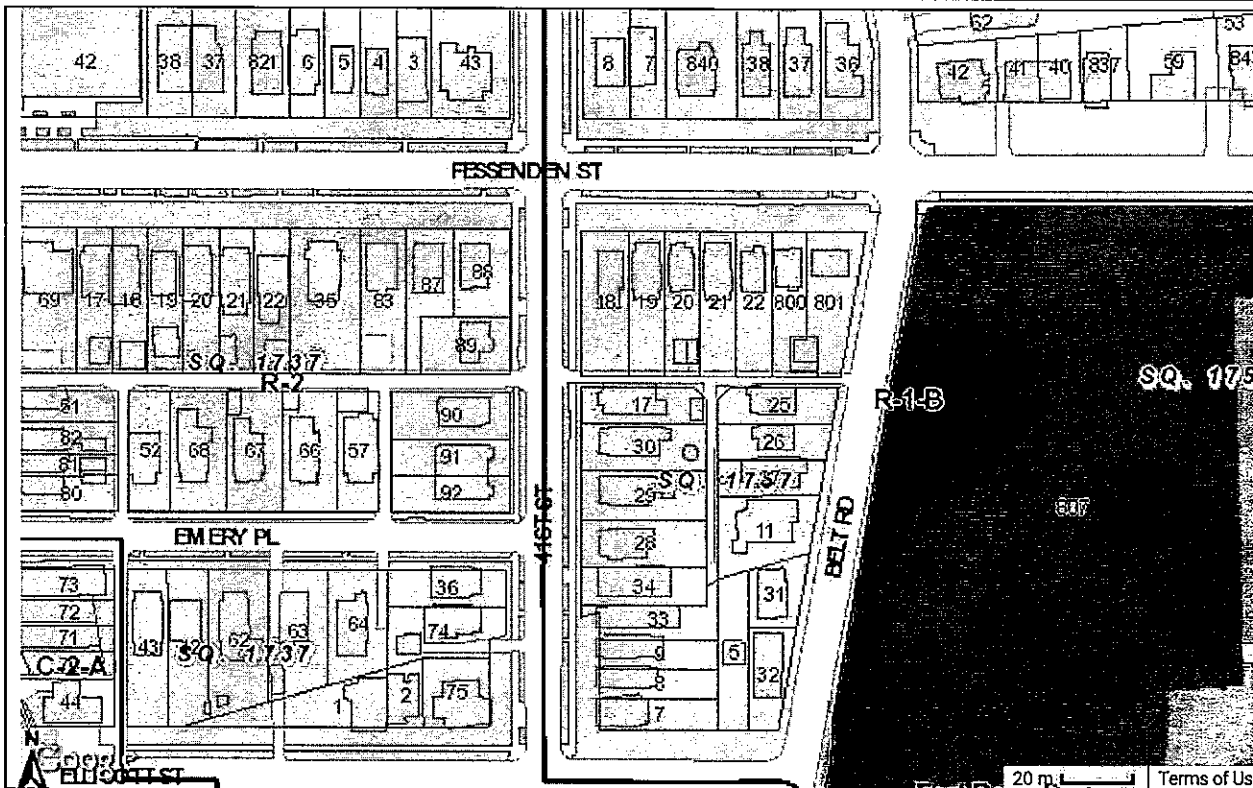
Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

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.)	2,966	5,000	None Prescribed	No Change	.40
Lot Width (ft. to the tenth)	30'	50'	None Prescribed	No Change	.40
Lot Occupancy (building area/lot area)	1292/2966=.43	None Prescribed	.50 (W/Special Exception; ZC 223.3)	130.77/2966=.46	.03
Floor Area Ratio (FAR) (floor area/lot area)	2255/2966=.76	N/A	N/A	.78	.02
Parking Spaces (number)	1 per dwelling	None Prescribed	1 per dwelling unit, 1 per 2000 GSF over 600 GSF	No Change	No change
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	20.7'	None Prescribed	None Prescribed	No Change	No Change
Rear Yard (ft. to the tenth)	31'	25'	None Prescribed	No Change	1.24 (No change)
Side Yard (ft. to the tenth)	6'	8'	None Prescribed	No Change	2' (.25-No Change)
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)	15'-6"	None Prescribed	40'	N/A	No Change



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.



Zoning Layers

	Zone Districts		Pending Overlays		Active PUDs		Campus Plans
	Pending Zones		Baist Index		Pending		CEA
	Overlays		Historic Districts		TDRs		

Latitude: NaN, Longitude: 38.954185

While DCOZ is committed to providing accurate and timely zoning information via the zoning map, DCOZ cannot guarantee the quality, content, accuracy, or completeness of the information, text, graphics, links, and other items contained therein. All data visualizations on the zoning map should be considered approximate. Information provided in the zoning map should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. DCOZ assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any maps or information provided herein. DCOZ retains the right to change any content on its zoning map without prior notice.

Zoning Data Summary*

Square/Suffix/Lot	1757 / n/a / 0017
Premises Address	4925 41ST ST NW
Zoning District(s)	R-1-B
Overlay District(s)	
Pending Zoning District(s)	
Pending Overlay District(s)	
PUDs	None
Pending PUDs	None
Ward	3
Council Member	Mary M. Cheh
ANC	3E
ANC Chairperson	Jonathan Bender
SMD	3E04
Commissioner	Tom Quinn

* For a detailed explanation of zoning related terms, please refer to the DC Zoning Map Glossary available at http://maps.dcoz.dc.gov/css/Map_App_User_Guide/Glossary.pdf.

** To the extent an active PUD exists on a particular site, the PUD zoning depicts the zoning in effect for that site.



Zoning Details: R-1-B

Permits matter-of-right development of single-family residential uses for detached dwellings

	Minimum Lot Width (ft)	Minimum Lot Area (sqft)	Maximum Occupancy (percentage)	Maximum Residential FAR	Maximum FAR Other Uses	Maximum FAR Permitted	Maximum Stories	Maximum Height (ft)	Side Yard Height (ft)	Rear Yard Setback (ft)	Remarks
Public Recreation and Community Center	50	5000	20	n/a	0.9	0.9	3	45	8	25	Pursuant to § 402.6 and § 403.3, the maximum permitted FAR may exceed 0.9 up to 1.8 and the maximum lot occupancy may exceed 20% up to 40% with BZA approval.
All Other Structures	50	5000	40	n/a	n/a	n/a	3	40	8	25	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located.
Church	50	5000	60	n/a	n/a	n/a	3	60	8	25	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade. Pursuant to § 400.9, an institutional building or structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot a distance of not less than one foot for each foot of height in excess of that authorized in the district in which it is located.
Public Schools	120	15000	60	n/a	0.9	0.9	3	60	8	25	Pursuant to § 400.5, a building or other structure may be erected to a height not exceeding 90 feet provided that the building or structure shall be removed from all lot lines of its lot for a distance equal to the height of the building or structure above the natural grade.

**Cases / Orders**

Listed below are the Zoning Commission Orders associated with the Square, Parcel or Lot(s) related to this Zoning Report. The Orders are available online at http://dcoz.dc.gov/search/search_orders.asp.

Case Number	Order No(s)	Case Number	Order No(s)
17748	17748		
18609	18609		

Political Jurisdiction Representatives

Ward	3
Council Member	Mary M. Cheh
Phone Number	
E-Mail Address	mcheh@dccouncil.us
Office Location	1350 Pennsylvania Ave, Suite 108, NW 20004
Website	http://dccouncil.us/council/mary-m.-cheh
ANC	3E
ANC Chairperson	Jonathan Bender
Phone Number	
E-Mail Address	3E03@anc.dc.gov
Office Location	4411 Fessenden St NW
Website	http://app.anc.dc.gov/wards.asp?ward=3&office=E
SMD	3E04
Commissioner	Tom Quinn
Phone Number	
E-Mail Address	3E04@anc.dc.gov
Office Location	5322 41st Street NW
Website	undefined