NOTICE

1520 22nd Street, NW (aka 2208-1/2 Q St., NW
Project Address(s)

Zoning Division Project Number(s)

Square 2510 -- Lot 813
Square and Lot(s)

R3 (per Certificate of Zoning)
Zone District(s)

At the request of the undersigned owner, the above-referenced project has not been reviewed by the Office of the Zoning Administrator to determine whether or to what extent Board of Zoning Adjustment relief is required in this matter.

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

By: _____
Office of the Zoning Administrator

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter:

3103.2

_____ Special Exception X Variance

2001.3 a,b,c

11 DCMR Section No(s). 2507, ~~2100.3~~, 405, 404, 403

The undersigned agent and owner do hereby hold the District of Columbia Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the Board of Zoning Adjustment. The undersigned owner does hereby authorize the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature

Agent's Signature

Douglas G. Jefferies
Owner's Name (Please Print)

James F. Smith / Gregory Zahn
Agent's Name (Please Print)

BZA
Case No. 16584
Exhibit No. 3

Recd. 3/23/06 EB

~~D.C. Bar No.:~~ * Gregory Zahn - 4919
Architect Registration No.:

DISTRICT OF COLUMBIA
GREGORY G. ZAHN
No. 706004919
REGISTERED
ARCHITECT

DCRA:BLRA:ZD
rev 2 11 v8

Re BZA 16584

Government of the District of Columbia

OFFICE OF ZONING

★ ★ ★

441 4TH STREET, N.W.
SUITE 210
WASHINGTON, D.C. 20001
(202) 727-6311

February 1, 2000

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicate that Lot 813 in Square 2510 is zoned R-3, as shown on the attached plat.

JERRILY R. KRESS, FAIA
Director
Office of Zoning

District of Columbia, ss:

Signed and sworn to before me this 3rd day of February, 2000.

BETTY J. WILLIAMS
NOTARY PUBLIC, D.C.

My Commission expires on February 14, 2001

2510sqLot813

Re BZA16584

NOTES AND COMPUTATIONS

Property Address:	1520 22nd Street, NW, Washington, DC	Lot 813	Square 2510	Zoning R3	
The purpose of this report is to analyze a parcel of real property in the District of Columbia with a proposed use, and to check the Zoning, Historic, and Survey Requirements for proceeding with this proposal.		Proposed Use of Building:	Single Family Dwelling		
		Proposed building modifications:	Second floor addition, first floor modifications interior and exterior		
This report © 2000 by Mr. Permit, LLC, Jim Smith, General Manager. Telephone 202-462-7662. All rights reserved.		Date building constructed:	1915	Date of this Analysis	March 22, 2000

Item	Required	Allowed:	Provided:	Variance:
Zoning Check on zoning atlas	Exact zoning only from a Certificate of Zoning.	Certificate of Zoning from Jerrily Kress states the zoning of this property is R-3, dated 2/3/2000.	R3	**NOTICE TO THIS DOCUMENT READER:** If any of the items below this column say "yes", there is a potential issue with respect to zoning, survey or historic preservation/Fine Arts.
Subdivision Test	If lot is an 800 number, or if building occupies more than one lot, the lot must be subdivided.	Non 800 numbers, and building must occupy only one lot	813	Subdivision Required
Historic Preservation or Fine Arts applies?	Is property listed in an historic district? Yes	Name: Dupont Circle	Building is contributing	HPD Review? yes - concept has been approved
	Is property subject to Fine Arts Review? yes	SL or OG? Not subject to Old Georgetown Act	Subject to Shipstead Luce Act	Fine Arts Review? yes - concept has been approved
Lot Area § none	2000	2000	2125.5	none
Lot Width § none	20	20	54.5	none
Lot Occupancy § 403	40.00%	850.2	Footprint Sq. Ft. 1250	yes — Lot SF Available for development 0 — Square feet 59% lot occupancy
Floor Area Ratio §402 basement is counted	Residential FAR 0	Total Residential FAR allowed expressed in sf 0	Total Bsmt sf 0 Total 1st Floor sf 2873.2	Variance due to excess residential FAR for proposal? No
	Non Residential FAR 0	Total Non Residential FAR allowed expressed in sf 0	Total 2nd Floor sf 583.37 Total 3rd Floor sf 0	Variance due to excess non-residential FAR? none
	Total FAR 0 (All FAR ratios above are maximum)	Total FAR Available for Development 0	Total 4th sf 0 Building Total sf 3456.5	Variance due to excess total FAR? no
Cellar area not counted § 199.1			Total Res sf 3456.5	Not used Res FAR sf 0
			Total Non Res sf 0	Not used Non Res FAR sf 0
Parking Spaces § 2100.5 (Historic Waiver)	Residential Parking Requirement 0	Total Additional Parking created as a result of the proposal 0	Provided Parking Spaces 0	Is a variance required for parking due to insufficient parking? none

Re BZA 16584

NOTES AND COMPUTATIONS

Property Address:	1520 22nd Street, NW, Washington, DC	Lot	813	Square	2510	Zoning	R3
The purpose of this report is to analyze a parcel of real property in the District of Columbia with a proposed use, and to check the Zoning, Historic, and Survey Requirements for proceeding with this proposal.		Proposed Use of Building:		Single Family Dwelling			
		Proposed building modifications:		Second floor addition, first floor modifications interior and exterior			
This report © 2000 by Mr. Permit, LLC, Jim Smith, General Manager. Telephone 202-462-7662. All rights reserved.		Date building constructed:		1915		Date of this Analysis	March 22, 2000

Item	Required	Allowed:	Provided:	Variance:	
	Retail Parking Requirement 0	Less Existing Grandfathered Parking Units 1	Allowed less provided parking 0	Number of insufficient parking spaces	none
	Office Parking Requirement 0	Building prior to 5/12/58 gets one parking credit 1	Historic Parking Waiver eligible or filed? Eligible	If historic Parking Waiver is approved, no parking spaces req.	Eligible
	Total Parking Requirement 0	Total parking spaces allowed 0			
Loading Berths § 2200.6	none for residential; commercial over 20,000 square feet required. Historic waiver can avoid loading berths and docks	None	none	none	
Front Yard § n/a	None prescribed – public space	n/a	none	none	
Rear Yard § 404	20	20	4	yes	
Side Yard § 405	8 feet	8 feet	3.0 one side yard, 6.5 second side yard	yes	
Court, Open § 406	Open court - residential uses- four inches per foot of height but not less than 6 feet	existing building constructed before 1958 has less than required	none	none	
Court, Closed § 406	Closed Court - Width- 4 in. Per foot of height of court, but not less that 15 feet. Area: Twice the square of the required width of court dimension based on the height of court, but not less than 350 sq. ft.	no courts in this proposal	none	none	
Height of buildings § 400	40 foot height limit, no limit on stories	existing building before 1958 can have more than max num	27	none	available height for further development 13
Building on Alley Lots § 2507	2507.2 requires a 30 foot minimum width alley. 2507.3 requires the cost of the addition to be ½ or less of the value of the structure immediately prior to the time of conversion.	See comments in the box on the left	Alley width is 20 Cost is equal or greater than ½ of the value of the structure	yes	variance needed from section 2507.
Non-conforming structures devoted to conforming uses § 2001.3	A. Structure shall conform to percentage lot occupancy B. The addition or enlargement itself shall conform to use and structure requirements C. The addition itself shall not increse or extend any existing nonconforming aspect of the structure and addition combined.	See comments in the box on the left	A. Structure does not conform to the requirements of percentage lot occupancy B. This proposal does conform to use and structure requirements C. This addition extends the current rear and side yard non-conformities	yes	Variance needed from these requirements: 2001.3 (a) and 2001.3 (b)

Re 16584