Form 1 - BZA Certification - Side 1 (Revised 03/07/00)

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)			
	1140 Connecticut Avenue, N.W.			
Square	**Lot(s)**	**Zone District(s)**	**ANC(s)/Single Member District(s)**	**Case No.**
161	32	C-4	2B07	

CERTIFICATION

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

☐	Use Variance DCMR 11 §3103	☑	Area Variance DCMR 11 §3103	☐	Special Exception DCMR 11 §3104

which is provided for by DCMR Title 11 Section No(s).:

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;
(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 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 as 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 Board of Zoning Adjustment.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Brent W. Bitz Executive Vice President Smith Commercial ~~Management~~ LLC	Owner's Name (Please Print)	BRENT W. BITZ
Agent's Signature		Agent's Name (Please Print)	PHIL FEOLA
D.C. Bar No.	290387	or Architect Registration No.	

OFFICE OF ZONING DETERMINATION

(DCMR Title 11 §3113.2)

Based upon review of the application and self-certification, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator, Department of Consumer and Regulatory Affairs, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ DCMR Title 11 §3113.2; or ☐ DCMR Title 11 Zoning Regulations. Explanation _____

BZA Case No. 16743 Exhibit No. 7

Signature		Date	

Board of Zoning Adjustment
District of Columbia
CASE NO.16743
EXHIBIT NO.7

Side 2

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 BZA Certification Form 1. All certification forms must be completely filled out (front **and** back) and be typewritten or legibly printed. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of paper to complete this form.

2. Complete one self-certification form per each application filed. Present this form with the BZA Form 2 application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Lot Area	17,959 ☐	N/A	N/A	17,923.63 ☐	N/A
Lot Width	125.67	N/A	N/A	N/A	N/A
Lot Occupancy	N/A	N/A	100%	N/A	N/A
Floor Area Ratio (FAR)	*See attached page	*See attached page	10.0	179,230 ☐	*See attached page
Parking Spaces	N/A	—	N/A	236	N/A
Loading Berths	N/A	3	N/A	3	N/A
Front Yard	N/A	—	N/A	—	N/A
Rear Yard	N/A	27' 2"	N/A	28' (18th St.)	N/A
Side Yard	N/A	—	N/A	—	N/A
Court, Open	N/A	—	N/A	—	N/A
Court, Closed	N/A	20' 5"	N/A	25'	N/A

ATTACHMENT TO SELF-CERTIFICATION FORM

The proposed application requests permission to construct 2,076 square feet of additional gross floor area in order to remove the open arcade, extend the storefront windows to the property line, enclose the existing stairs to the below-grade space and cover an additional area of the garage ramp to the below-grade parking structure.

When the building permit was originally issued, the Zoning Computation Sheet noted that the building could include 179,236 square feet of gross floor area. In addition, an open arcade credit of 4,481 square feet was permitted. The building, as approved by the building permit, included 179,230 square feet of gross floor area, and an arcade of 973 square feet. It has been the practice of the Zoning Administrator to allow a property owner to enclose an existing open arcade, therefore, the applicant in this case should receive a credit for the 973 square feet of arcade that will be enclosed.

Therefore, a variance permitting the applicant to add 1,097 square feet of gross floor area is requested. That is an increase of .61% of the allowable FAR.

Document #: 1099275 v.1

BUILDING & ZONING
DEPARTMENT
OCT 4 10 4:49