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

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)			
05/08/01	910-916 F Street, N.W.			
Square	**Lot(s)**	**Zone District(s)**	**ANC(s)/Single Member District(s)**	**Case No.**
377	828, 829, 847, 848	DD/C-4	2C03 / 2C	

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).: 1707.4, 773, 1703.3, 411.11

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	Owner's Name (Please Print)
	Jemal's Lofts LLC
Agent's Signature	**Agent's Name (Please Print)**
	Shalom Baranes Assoc., P.C.

D.C. Bar No.		or	Architect Registration No.	30003221

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. 16757 Exhibit No. 3

Signature		Date	

Board of Zoning Adjustment
District of Columbia
CASE NO.16757
EXHIBIT NO.3

Jerrily R. Kress, FAIA - Director of the Office of Zoning
441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * www.dcoz.dcgov.org

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	13,332	None	-	13,332	None
Lot Width	87'-10 7/8"	-	-	87'-10 7/8"	None
Lot Occupancy	Retail: 80%	-	Resid: 100% Retail: 100%	Resid: 65% Retail: 92%	None
Floor Area Ratio (FAR)	33,000	-	79,992 (6.0)	110,599 (8.3)	30,607 (+38%)
Parking Spaces	4	None per 2100.5	-	14	None
Loading Berths	0	None per 2200.5	-	None	None
Front Yard	None	None	-	None	None
Rear Yard	1'	None per 1707.6	-	9'-2"	None
Side Yard	None	None	-	None	None
Court, Open	None	Court 2:26'-9" Court 3:40'-0"	-	Court 2:61'-1" Court 3:50'-0"	None None
Court, Closed	46' width	Court 1:15'	-	Court 1:17'-2"	None

SEE SIDE 2 CONTINUED

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Side 2

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ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Title 11 Article 1703.3	-	100% of gross floor leasable shall be retail	-	70% of ground floor is retail	30% below required
Residential Recreation Space	-	4,962 sf (2,482 sf must be outdoor)	-	1,200 sf total (0 sf outdoor)	3,762 sf below required
Special Exception: Penthouse Setback	-	12'-0"	-	5'-0"	7'-0" below required
Floor Area Ratio (FAR)					
Parking Spaces					
Loading Berths					
Front Yard					
Rear Yard					
Side Yard					
Court, Open					
Court, Closed					