GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HUMAN SERVICES

Office of Early Childhood Development



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2002 MAR 19 PM 1:28

MEMORANDUM

TO: Jerrily R. Kress, FAIA
Director
Board of Zoning

FROM: Barbara Ferguson Kamara
Executive Director

DATE: March 13, 2002

SUBJECT: Return of BZA Application No. 16861

The attached BZA Application is being returned to your Office. It was incorrectly forwarded to the Department of Human Services, Office of Early Childhood Development. The aforementioned BZA Application is requesting to use additional property that is by an existing community residence and health care facility. The Office of Early Childhood Development has no authority over such matters. Any questions that you may have concerning the return of this document should be forwarded to Ms. Lesa Bonds, of my staff, on 202-727-1839.

Attachment

Cc: Lesa S. Bonds

BZA
Case No. 16861
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16861
EXHIBIT NO.21

717 14th Street, NW. Suite 730, Washington, D.C. 20005 (202) 727-1839 (202) 727-8166 Fax

D.C.-44
APRIL 1980

Memorandum ● Government of the District of Columbia

TO: Barbara Ferguson Kamara
EXECUTIVE DIRECTOR

Department, Agency, Office: **BZA**

FROM: **Jerrily R. Kress, FAIA**
Director

Date: FEB 2 5 2002

SUBJECT: **BZA Application No.** 16861

The above cited case is hereby referred to the Department/Office of HUMAN SERVICES **for review and report as required by 11 DCMR, Section** 3104.1 **of the Zoning Regulations. Please note further that 11 DCMR, Section 3114 requires that your report be filed at least seven days (7) prior to the date set for the public hearing on this case.**

APPROXIMATE HEARING DATE: April 30, 2002

Referralmemos/kjw

BZA Form 2
(Revised 7/17/95)

Docket No. 16861

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2002 FEB 12 AM 11:54

BEFORE THE BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

APPLICATION

NOTE: See reverse side of this form for filing instructions, filing fees and information required by the Board

DO NOT MAIL **DO NOT MAIL**

TO THE BOARD OF ZONING ADJUSTMENT

Pursuant to Section 3104.1 of the Zoning Regulations of the District of Columbia, an application is hereby made for the following action: special exception approval to include additional property for use by an existing community residence and health care facility, which are provided for by Section(s) 218 and 219 of the Zoning Regulations.

Premises affected are located at 5121 Broad Branch Road, N.W.
(street address)
Lot(s) 3,4,803, Square(s) 2285; and Lot(s) 808, Square(s) 2287, in the District of Columbia, in Zoning District R-1-A.
Present use of Property: residential.
Proposed use of Property: community residence and health care facility.

Owner of Property: Ingleside at Rock Creek.

Address of Owner: 3050 Military Road, NW Washington, DC 20007.

State briefly the bases for action sought:

The applicant proposes to incorporate the property into the existing Ingleside at Rock Creek community residence and health care facility campus adjacent to the property. The property will be used for recreation space, meeting rooms and guest rooms for family members and guests of residents of Ingleside at Rock Creek.

Date: 2/12/02 Signature: Allison C. Prince
(Applicant)*

*The owner of the property for which application is made or his/her authorized agent may file an application. In the event an authorized agent files an application on behalf of the owner, the notice of application shall be accompanied by a letter signed by the owner authorizing the agent to act on his behalf in this appeal.

TO BE NOTIFIED OF HEARING AND DECISION:

Name: Allison Prince
Shaw Pittman
Address: 2300 N Street, N.W., Washington, D.C.

Zip Code 20037 Phone No. (202) 663-8853

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

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

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)			
	5121 Broad Branch Road, N.W.			
Square	**Lot(s)**	**Zone District(s)**	**ANC(s)/Single Member District(s)**	**Case No.**
2285	3, 4, 803 & 808	R-1-A	3G03	

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).: 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;
(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)
	PETER ALOUPIS
Agents Signature	**Agent's Name (Please Print)**
Allison C. Prince	Allison C. Prince

D.C. Bar No.	399248	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 _____

Signature		Date	

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02 FEB 1 AM 11:55

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					N/A
Lot Width					N/A
Lot Occupancy					N/A
Floor Area Ratio (FAR)					N/A
Parking Spaces					N/A
Loading Berths					N/A
Front Yard					N/A
Rear Yard					N/A
Side Yard					N/A
Court, Open					N/A
Court, Closed					N/A

AW PITTMAN

restricted property.)

Surveyor, D.C.

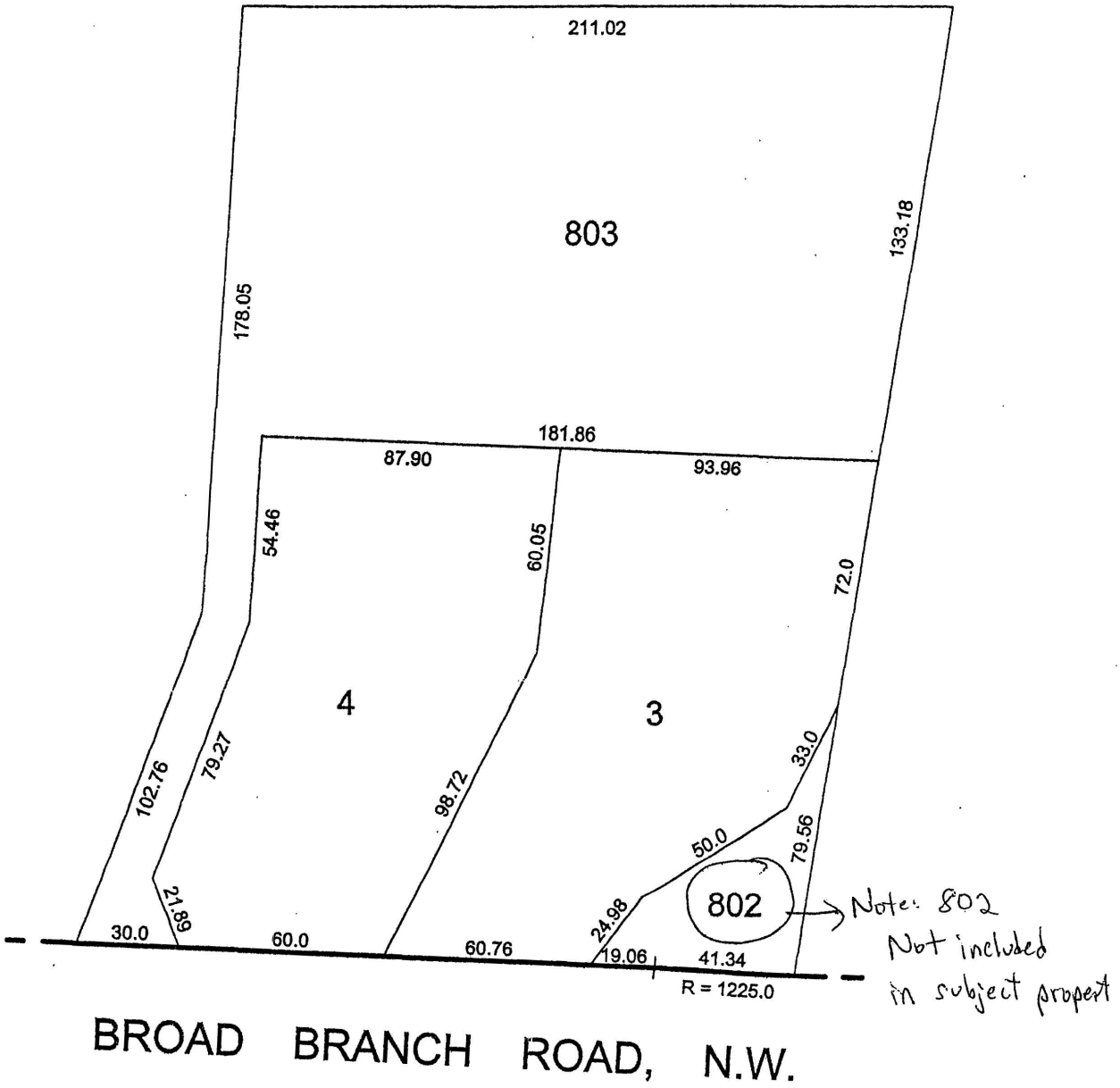
..E.S. JMA

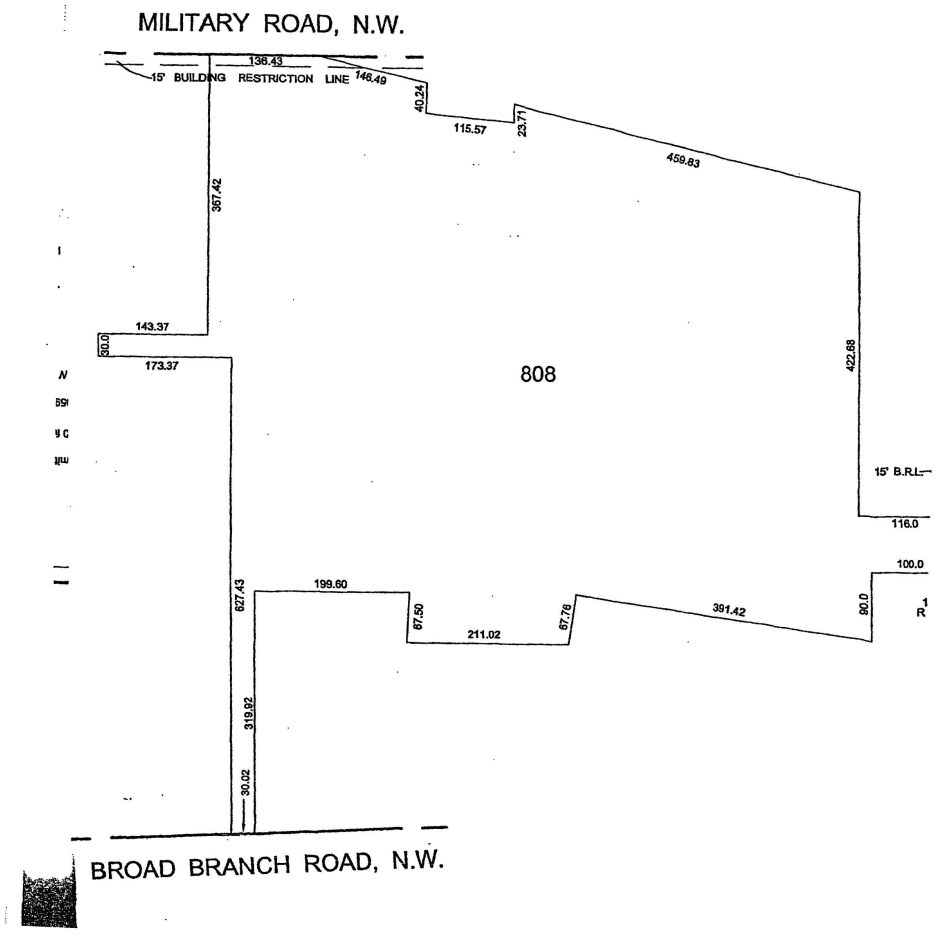
Date: _____

_____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.




MILITARY ROAD, N.W.
136.43
15' BUILDING RESTRICTION LINE
146.49
40.24
115.57
23.71
459.83
367.42
143.37
30.0
173.37
808
422.68
15' B.R.L.
116.0
100.0
199.60
627.43
67.50
211.02
67.76
391.42
90.0
319.92
30.02
BROAD BRANCH ROAD, N.W.

EXISTING AND INTENDED USES

Ingleside at Rock Creek ("Ingleside"), located at 3050 Military Road, N.W., provides housing and care for seniors who are currently, or will one day be, unable to fully care for themselves. BZA approval was previously granted to permit Ingleside's operation of a health care facility and community residence facility at 3050 Military Road, N.W.

Ingleside is also the owner of 5121 Broad Branch Road, N.W., which is an abutting property to 3050 Military Road, N.W. This application seeks special exception approval for the use of 5121 Broad Branch Road, Lots 3, 4 and 803 in Square 2285. The property at 5121 Broad Branch Road, N.W. is improved with a large single-family residence. The application is submitted for the entirety of the Ingleside Campus, which includes also Lot 808 in Square 2287 along with the property in Square 2285 (collectively, the "Subject Property").

This application seeks special exception approval of Ingleside's use of the Broad Branch portion of the Subject Property as a recreation space and meeting room for the residents of Ingleside. Family and friends visiting Ingleside residents will use five bedrooms in the building on the Subject Property on a short-term basis. This space is important to Ingleside's residents' quality of life. This use will not increase the total number of residents at Ingleside and will not have an impact on the surrounding community; however, it will improve the day to day life of the residents at Ingleside. The proposed use of the building on the Subject Property is permitted with special exception approval pursuant to Sections 218 and 219 of the Zoning Regulations.

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