BZA Certification Form 1 (Revised 03/30/00)

ZONING SELF-CERTIFICATION FORM

Project Address (es)			
1317 21st ST NW			
Square	**Lot(s)**	**Zone District(s)**	**Case No,**
0097	0060	DCOD/R-5-B	

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).: 223, 400.7(b), and 403.2

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 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 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)
	R. Bradley Runyan
Agent's Signature	**Agent's Name (Please Print)**
	R. Bradley Runyan, Esq, Bar # 412081

D.C. Bar No. | **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 _____

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D.C. OFFICE OF ZONING
2007 FEB 25 PM 4:13

BZA
Case No. 16867
Exhibit No. 4

Date		Signature	

441 4th Street, N.W. Suite. 210-S, Washington, D.C. 20001 — Jerrily R. Kress, FAIA - Director of the Office of Zoning

Board of Zoning Adjustment
District of Columbia
CASE NO.16867
EXHIBIT NO.4

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 4 th Street, N.W. Suite 210, Washington, D.C.. 20001.

ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Lot Area §401	1970	n/a	n/a	1970	no variance
Lot Width §401	21	n/a	n/a	21	no variance
Lot Occupancy §403	1320	1182 (60%)	60%	1320 (67%)	Variance needed 7 percent
Floor Area Ratio (FAR) §402	2917	3546	up to 3546	2917.1	no variance
Parking Spaces §2100.5	2	1	1	2	no variance
Loading Berths §2200.5	none	n/a- single family	n/a- single family	none	no variance
Front Yard §n/a	none	n/a	n/a	none	no variance
Rear Yard §404.1	52 feet	15 feet	15 feet	52 feet	no variance
Side Yard §405.6	none	none, if provided, 8'	none, if provided, 8'	none	no variance
Court, Open §406.1	20 feet width, 650 sf area	width, not less than 15', area >350 sf	width, not less than 15', area >350 sf	20 feet width, 650 sf area	no variance
Court, Closed 406.1	none	n/a	n/a	none	no variance
Special Exception for Single Family/flat §223	See lot occupancy above.	See lot occupancy above.	up to 70 percent lot occupancy in R5	67%	This section triggers a special exception
Housing for a stairway penthouse §400.7(b)	Proposed 8' high, setback 8' one side, 6' one side, 3.5' rear	equal setback from all property lines a distance of the height	equal setback from all property lines a distance of the height	Proposed 8' high, setback 8' one side, 6' one side, 3.5' rear	Variance Needed