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

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)
5/13/02	3817-3819 2nd Street, SE and 172-174 Mississippi Avenue, S.E.

Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)	Case No.
6118	41	R-5-A	8C-07	

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).: 353, 410, 3108.1

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)
See Authorization of Agent letter, 5/02/02	Capitol Apartment Property Associates, LP
Agent's Signature	**Agent's Name (Please Print)**
George R Keys	George R. Keys, Jr.

D.C. Bar No. 292722 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 _____

RECEIVED D.C. OFFICE OF ZONING 2002 MAY 16 AM 4:24

BZA Case No. 16905 Exhibit No. 6

Board of Zoning Adjustment District of Columbia CASE NO.16905 EXHIBIT NO.6

Signature		Date	

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.

Existing buildings are to be demolished.

ITEM	EXISTING	REQUIRED	ALLOWED	PROVIDED	VARIANCE Deviation/Percent
Lot Area	44,579	n/a	n/a	44,579	____
Lot Width	n/a	n/a	n/a	n/a	
Lot Occupancy	n/a	n/a	17,832 (40%)	10,478 (23.5%)	-43%
Floor Area Ratio (FAR)	n/a	n/a	40,101 (.90)	31,434 (70.5%)	-23%
Parking Spaces	n/a	30	n/a	30	0
Loading Berths	n/a	None	None	None	__
Front Yard	n/a	None	n/a	27'	
Rear Yard	n/a	20'	n/a	65'-80'	+300%
Side Yard	n/a	8'	n/a	8'-12'	0
Court, Open	n/a	n/a	n/a	n/a	
Court, Closed	n/a	n/a	n/a	n/a	_ _
HEIGHT:	n/a	n/a	40'	28'	