Form 135 - Side 1
(Revised 03/15/02)

Case No. 17116

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s)/Single Member District(s)
1701 18th Street, N.W.	153	132	D/DC/R-5-B	2B

CERTIFICATION

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

Relief Sought	☐ §3103.2 - Use Variance	☒ §3103.2 - Area Variance	☐ §3104.1-Special Exception
Pursuant to Subsections		2001.3(a), 2001.3(b) (2), 402.4, 406.1	

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; and
(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)
Agent's Signature	**Agent's Name (Please Print)**
	Gregory Zahn

Date		D.C. Bar No.		or	Architect Registration No.	ARC 4919

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. 17116
Exhibit No. 5

Signature		Date	

Board of Zoning Adjustment
District of Columbia
CASE NO. 17116
EXHIBIT NO. 5

Jerrily R. Kress, FAIA – Director
District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance (Deviation/ Percent)
Lot Area (sq. ft.)	4885 sq. ft.	None Prescribed	N/A	no change	no change
Lot Width (ft. to the tenth)	51.4 feet	None Prescribed	N/A	no change	no change
Lot Occupancy (building area/lot area)	89.5% 4373 sq.ft	None Prescribed	60% 2931 sq.ft.	89.5% 4373 sq.ft.	no change
Floor Area Ratio (FAR) (floor area/lot area)	3.0 FAR 14855 sq. ft	N/A	1.8 FAR 8793 sq. ft	3.53 FAR 17284 sq.ft	17.70%
Parking Spaces (number)	N/A	N/A	N/A	no change	no change
Loading Berths (number and size in ft.)	N/A	N/A	N/A	no change	no change
Front Yard (ft. to the tenth)	N/A	N/A	N/A	no change	no change
Rear Yard (ft. to the tenth)	N/A	N/A	N/A	no change	no change
Side Yard (ft. to the tenth)	N/A	N/A	N/A	no change	no change
Court, Open (width by depth in ft.)	13.1 ft. x 32.3 ft.	Width: 21.3 ft. (4"per ft. of vertical height) or 10 ft min. Depth: 15 ft. min	N/A	13.1 ft. x 32.3 ft.	8.2 ft. in width 38.5% 7ft. Increase (below grade) 12.3%
Open Court Height ft.	57.0ft.	N/A	N/A	64.0 ft.	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	no change	no change
Building Height (ft. to the tenth)	59.0 ft.	N/A	50 ft.	no change	no change
Roof Structure FAR/Area	46.0 sq.ft.	N/A	0.37 FAR 1807 sq.ft.	0.15 FAR 738 sf.ft.	none
Roof Structure Height (ft. to the tenth)	12.6 ft.	N/A	18.5 ft.	7.0 ft	none
Roof Structure Set back (Ratio) (ft. to the tenth)	20.6 ft.	1 to 1.6	1 to 1	7 to 8 (height to length)	none