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

Case No. _____

ZONING SELF-CERTIFICATION FORM

Project Addressing	Square	Lot(s)	Zone District(s)	ANC (or Single Member District)
2026 MARYLAND AVE, NE	4469	95	R-5-B	5B12

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			334 & 354

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)
	ROLAND RICHARDSON JR.

Date	2/22/03	D.C. Bar No.		or	Architect Registration No.	4617

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. 17117
Exhibit No. 6

03 MAR 13 P 3:04

Signature		Date	

Board of Zoning Adjustment
District of Columbia
CASE NO. 17117
EXHIBIT NO. 6

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 Form 135. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. 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 for each application filed. Present this form with the Form 120 Application to the Office of Zoning, 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	6,135 ±	NONE PRESCRIBED	N/A	6,135 ±	0%
Lot Width (ft. to the tenth)	101.8'	NONE PRESCRIBED	N/A	SAME	0%
Lot Occupancy (building area/lot area)	45%	NONE PRESCRIBED	60%	45%	0%
Floor Area Ratio (FAR) (floor area/lot area)	.52	NONE PRESCRIBED	1.8	.52	0%
Parking Spaces (number)	0	—	—	0	0%
Loading Berths (number and size in ft.)	0	—	—	0	0%
Front Yard (ft. to the tenth)	0.0'	NONE PRESCRIBED	N/A	0.0'	0%
Rear Yard (ft. to the tenth)	18.5'	4"x32' 9.6'	—	18.5'	0%
Side Yard (ft. to the tenth)	20.0'	NONE REQUIRED	—	20.0'	0%
Court, Open (width by depth in ft.)	NONE	—	—	—	—
Court, Closed (width by depth in ft.)	NONE	—	—	—	—
Height (ft. to the tenth)	32.0'	—	40.0'	SAME	0%

ATTACHMENT to FORM 135
'ZONING SELF CERTIFICATION'

Roland W. Richardson, Jr. RA
ARCHITECT & SPECIFICATIONS CONSULTANT
1500 Portal Drive, NW
Washington, D.C. 20012

TRANSMITTAL / MEMO

To :	**Dept. of Consumer and Regulatory Affairs - Zoning**	**Date :**	**4th September '03**
Attn. :	**Ms. Rochelle Joseph**	**Fax #:**	**(202) 442-4598**
From:	**Roland W. Richardson Jr., RA**	**# of Pgs:**	**2** Including this Cover.

Project: Carver Terrace Community Service Center
2026 Maryland Avenue, NE
Washington, DC 20009

Re :Request for Board of Zoning Adjustment

MEMO:

Ms.Joseph: During a Preliminary Design Review Meeting with your Building Departments various review engineers, it was noted that the building use being requested will require an approval as a special exception by the Board of Zoning Adjustment. Ms. Faye Oguneye, the Zoning engineer indicted that when the building's design had been finalized, we should file the drawings attached so the board could act on the project. Noted below is the project overview of the building being renovated for use as a Community Service Center.

COMMUNITY CENTER OVERVIEW:

This existing building is one of 33 apartment buildings being renovated for the Carver Terrace Modernization Project. These apartment buildings are 4 story, with basements; housing 12 apartments each. The four floors of our building is being demolished completely of all partitions and building components (mechanical and electrical). This cleared loft space is then being built-out to accommodate offices for the management and community service providers.

A. The existing concrete stairwell is being retained and another interior steel stair is being constructed to provide a second means of egress from the typical office floors.
B. A new underground electrical service is being brought in from existing Pepco vault. New distribution conduits from the main board to the panel boards at each floor is to be used.
C. The same for the water supply, a new domestic system for the new toilets and a separate distribution for the proposed sprinkler system is being developed.
D. The conditioned air for the building will be treated with individual air handlers per floor with separate condensers located on the roof.

E. A elevator is being installed to make all floors handicap accessible.
F. At the ground floor a convenience store is being incorporated to replace the one that had been displaced by the modernization project.

SPECIAL EXCEPTION BEING REQUESTED:
The building square and lot is zoned R-5-B. The mixed use for the building is Business (B) and Mercantile (M). Our request for the mixed use special exception is based on the following zoning regulations noted in: Chapter 3: R-2, R-3, R-4, and R-5 Residence District Use Regulations.

Business Use:

A. Section334; Community Service Centers (R-4).
Paragraph 334.1: A community service center to accommodate organizations created for the purpose of improving the social or economic well-being of the residents of the neighborhood in which the center is proposed to be located which may include but not be limited to centers for job training, family counseling, consumer cooperatives, and such other facilities as are similar in nature and purpose, shall be permitted as a special exception in an R-4 District if approved by the Board of Zoning Adjustment.

B. Section 352; Special Exceptions: General (R-5).
Paragraph 352.1: Any use or structure permitted as a special exception in R-4 Districts .... shall be permitted as a special exception in an R-5 District if approved by Board of Zoning Adjustment.

Mercantile Use:

A. Section 354; Convenience Stores In Apartment Houses (R-5).
Paragraph 354.1: Sale of the following convenience commodities and services as accessory and appropriate adjuncts to an apartment house that are designed to serve the tenants' daily living needs shall be permitted as a special exception in an R-5 District if approved by Board of Zoning Adjustment.
a) Foods, drugs, and sundries; and
b) Personal services.

Thanks for your assistance,

Roland Richardson, Jr.

attachments
cc: File