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MARK J. ZWEIFLER
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May 24, 2004

BY HAND DELIVERY

Mr. Richard Nero
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Room 210
Washington, D.C. 20001

Re: BZA Application No. 17173
2525 Minnesota Avenue, LLC
Square 5553, Lot 804
2525 Minnesota Avenue, S.E.

Dear Mr. Nero:

As we discussed, the Applicant respectfully requests to amend its Application to seek a one (1) foot side yard variance for one of the ten proposed townhouses currently designated as Lot 1. Specifically, for the townhouse proposed on Lot 1, the side yard is seven (7) feet, not the eight (8) feet required under Section 405.9.

After receiving a copy of the original application, Mr. Joel Lawson from the Office of Planning contacted Applicant's counsel to recommend that this side yard variance under 11 DCMR 405.9 was required. Upon further review, the Applicant agrees with Mr. Lawson, and asks the Board to make this minor amendment. At the May 18, 2004 meeting of ANC 7A, the Applicant made a presentation on this Application, including this side yard variance issue.

To reflect this amendment, I have enclosed a revised Application (Form 120) and revised Zoning Self-Certification Form (Form 135) and revised Zoning Computation Sheet for Lot 1. For the Board's convenience, I have shown the revisions in **bold face** type. The additional variance is minor and a direct result of the awkward and sharply angled shape of the side yard property line for Lot 1.

BZA
Case No. 17173
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17173
EXHIBIT NO. 26

Thank you for your cooperation and patience in this matter. The Applicant looks forward to proceeding with the amended Application at the currently scheduled hearing on June 22, 2004. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

GREENSTEIN DELORME & LUCHS, P.C.

By: John P. Brown
John Patrick Brown, Jr.

JPB:sp
Enclosures
cc: Ms. Angela Thompson-Murphy, Chair, ANC 7A
Ms. Dolly A. Davis, ANC 7A 07
Mr. Joel Lawson, Office of Planning
Mr. Kevin P. O'Malley, Applicant
233883v1

Form 120 – Exhibit 1
(Revised 04/29/02)

Case No.

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections § 3103.2 – Use Variance, § 3103.2 – Area Variance and/or § 3104.1 – Special Exception of Title 11 DCMR – Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance – Use Variance Special Exception	Section No(s).
2525 Minnesota Avenue, S.E.	5553	804	R-5-A	Special Exception	3104.1/353.1
				Area Variance	2116.1
				Area Variance	402.4
				Area Variance	403.2
				Area Variance	**405.9**

Present use(s) of Property:	Vacant		
Proposed use(s) of Property:	Ten (10) Townhouses		
Owner of Property:	2525 Minnesota Avenue, LLC	**Telephone No.:**	(301) 445-5000
Address of Owner:	9316 Piney Branch Road, Suite 106, Silver Spring, MD 20903		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of 2525 Minnesota Avenue, LLC, pursuant to § 11 DCMR 3104.1, under Subsection 353.1 for a special exception, a variance from the off-street parking requirements under Section 2116.1 (8 lots), a variance from the FAR requirements under Section 402.4 (3 Lots), a variance from the lot occupancy requirements under Section 403.2 (3 Lots), **and a variance from the side yard requirements under Section 405.9 (1 lot)** to allow the construction of ten (10) townhouses with thirteen (13) off-street parking spaces in an R-5-A District at premises 2525 Minnesota Avenue, S.E. (Square 5553, Lot 804).

Estimated construction cost	$ 1,100,000.00	**Advisory Neighborhood Commission Single-Member District(s)**	ANC 7A07
Date:	May 24, 2014	**Signature:**	John P. Brown (Applicant)

* *The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.*

To be notified of hearing and decision:
(Owner or Authorized Agent*)

Name:	John Patrick Brown, Jr., Esq., Stephanie A. Baldwin, Esq.				
Address:	Greenstein DeLorme & Luchs, P.C., 1620 L Street, N.W., Suite 900, Washington, D.C. 20036				
Phone No.:	(202) 452-1400	**Fax No.:**	(202) 452-1410	**E-Mail:**	jpb@gdllaw.com

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

INSTRUCTIONS

Any notice of application for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted. Do not mail this form to the Board of Zoning Adjustment.

1. All applications shall be made on Form 120. All applications must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11"x17").

2. Present this form and supporting documents, in person, to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

3. At the time of filing an application before the Board of Zoning Adjustment, the Petitioner shall pay a filing fee in accordance with the Board of Zoning Adjustment Schedule of Fees (11 DCMR 3180).

4. **REQUIRED information to be submitted when making an application submission, includes one (1) original and twenty (20) copies of the following (except for labels of which (1) original and (1) copy is required):**

   A. All applicants shall obtain from the Zoning Administrator (DCRA) a memorandum directing the applicant to the Board of Zoning Adjustment prior to filing this application or file through self-certification using Form 135. For self-certification, a licensed architect or attorney must certify the proposed relief requested.

   B. A plat, drawn to scale and certified by a DC licensed survey engineer or the D.C. Office of the Surveyor showing boundaries and dimensions of the existing and proposed buildings and accessory buildings. Also required are architectural plans and elevations in sufficient detail to clearly illustrate any proposed building to be erected or altered, proposed landscaping/screens and building materials. Submittal of plat and plans shall not exceed 11" x 17" in size. (See Form 130 – Plat, Plan and Elevation Specifications for the required information on these drawings.)

   C. A detailed statement of existing and intended use of such building or part of building.

   D. A detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for variance (area and/or use), special exception or other specific relief being sought. (See Form 121 – Applicant's Burden of Proof for Variance and Special Exception Applications.)

   E. Three color photograph views of appropriate size, not-to-exceed 8½" x 11", showing pertinent features of the building and the property involved (front, rear and sides, if possible).

   F. The names and mailing addresses of the owners of all property within 200 feet, in all directions from all boundaries of the property involved in the application, and self-stick labels of the names and mailing addresses of the owners of the properties. (Note: This information is most readily available from the D.C. Department of Tax and Revenue, Tax Assessors, 941 North Capitol Street, N.E., 1st Floor, Washington, D.C. 20002.)

   G. The name and mailing address of any person who has a lease with the owner for all or part of any building located on the property involved in the application.

   H. Documentation or a copy of the Certificate of Occupancy showing the current authorized use. In cases where a change in one conforming use to another non-conforming use is requested, provide a copy of the past authorized uses.

Note: All applications are referred for review and recommendation to the D.C. Office of Planning (OP) and the Advisory Neighborhood Commission within which the affected property is located. Their reports are given "great weight" in the BZA decision-making process. Applicants are strongly recommended, at the time of filing a Form 120 application, to make contact with these agencies to discuss the merits of their application. OP can be reached at (202) 442-7602.

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

Form 135 – Side 1
(Revised 03/15/02)

Case No. _____

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s) Single Member District(s)
2525 Minnesota Avenue, S.E.	5553	804	R-5-A	ANC 7A 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:

Relief Sought	☐	§3103.2 – Use Variance	x	§3103.2 – Area Variance	x	§3104.1–Special Exception
Pursuant to Subsections			2116.1, 402.4, 403.2, **405.9**		353.1	

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 authorized the undersigned agent to act on the owner's behalf in this matter.

Owner's Signature	Owner's Name (Please Print)
John P. Brown Jr. for	Kevin O'Malley
Agent's Signature	**Agent's Name (Please Print)**
John P. Brown Jr.	John Patrick Brown, Jr.

Date:	5/24/04	D.C. Bar No.	417866	or	Architect Registration No.	

OFFICE OF ZONING DEERMINATION

(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 11Zoning Regulations.**

Explanation _____

Signature		Date	

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

Side 2

Lot #1

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 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.)	1975.82 sf	BZA § 3104		1975.82 sf	
Lot Width (ft. to the tenth)	27.63 avg	BZA § 3104		27.63 avg	
Lot Occupancy (building area/lot area)	34.1%		40%	34.1%	
Floor Area Ratio (FAR) (floor area/lot area)	0.71/1,397 sf		0.90/1,778.24 sf	0.71/1,397 sf	
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	28.5' avg	20'		28.5' avg	
Side Yard (ft. to the tenth)	7'/0	8'/0'		7'/0	1'
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	18.6'/2 stories		40'/3 stories	18.6'/2 stories	

[1] Lot #1 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #2

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

3. 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.

4. Complete one self-certification form for each application filed. Present this form with 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.)	2,466.33 sf	BZA § 3104		2,466.33 sf	
Lot Width (ft. to the tenth)	24'	BZA § 3104		24'	
Lot Occupancy (building area/lot area)	27.4%		40%	27.4%	
Floor Area Ratio (FAR) (floor area/lot area)	0.57/1,402 sf		0.90/2,219.7 sf	0.57/1,402 sf	
Parking Spaces (number)	1	1		1	
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	75±	20'		75±	
Side Yard (ft. to the tenth)	0'/0'	0'/0'		0'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	18.8'/2 stories		40'/3 stories	18.8'/2 stories	

GDL 228180

Side 2

Lot #3

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

5. 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.
6. Complete one self-certification form for each application filed. Present this form with 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.)	2,319 sf	BZA § 3104		2,319 sf	
Lot Width (ft. to the tenth)	24'	BZA § 3104		24'	
Lot Occupancy (building area/lot area)	29.2%		40%	29.2%	
Floor Area Ratio (FAR) (floor area/lot area)	0.60/1,402 sf		0.90/2,087.1 sf	0.60/1,402 sf	
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	66±	20'		66±	
Side Yard (ft. to the tenth)	0'/0'	0'/0'		0'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	18.8'/2 stories		40'/3 stories	18.8'/2 stories	

[1] Lot #3 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #4

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

7. 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.
8. Complete one self-certification form for each application filed. Present this form with 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.)	2,013.8 sf	BZA § 3104		2,013.8 sf	
Lot Width (ft. to the tenth)	24'	BZA § 3104		24'	
Lot Occupancy (building area/lot area)	33.6%		40%	33.6%	
Floor Area Ratio (FAR) (floor area/lot area)	0.70/1,402 sf		0.90/1,812.42 sf	0.70/1,402 sf	
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	44'±	20'		44±	
Side Yard (ft. to the tenth)	0'/0'	0'/0'		0'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	19.1'/2 stories		40'/3 stories	19.1'/2 stories	

[1] Lot #4 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #5

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

9. 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.

10. Complete one self-certification form for each application filed. Present this form with 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.)	2,494.13 sf	BZA § 3104		2,494.13 sf	
Lot Width (ft. to the tenth)	33.17' avg	BZA § 3104		33.17' avg	
Lot Occupancy (building area/lot area)	27.1%		40%	27.1%	
Floor Area Ratio (FAR) (floor area/lot area)	0.56/1,402 sf		0.90/2,244.7 sf	0.56/1,402 sf	
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	28.77' avg	20'		28.77' avg	
Side Yard (ft. to the tenth)	0'/14'	0'/8'		0'/14'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	18.8'/2 stories		40'/3 stories	18.8'/2 stories	

[1] Lot #5 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #6

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

11. 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.

12. Complete one self-certification form for each application filed. Present this form with 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.)	1,810.2 sf	BZA § 3104		1,810.2 sf	
Lot Width (ft. to the tenth)	25.83' avg	BZA § 3104		25.83 avg	
Lot Occupancy (building area/lot area)	37.4%		40%	37.4%	
Floor Area Ratio (FAR) (floor area/lot area)	0.91/1,644.9 sf		0.90/1,629.2 sf	0.91/1,644.9 sf	0.01/15.7 sf
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	20.89' avg	20'		20.89' avg	
Side Yard (ft. to the tenth)	5'/0'	0'/0'		5'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	22.9'/3 stories		40'/3 stories	22.9'/3 stories	

[1] Lot #6 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #7

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

13. 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.

14. Complete one self-certification form for each application filed. Present this form with 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.)	1,571.05 sf	BZA § 3104		1,571.05 sf	
Lot Width (ft. to the tenth)	24'	BZA § 3104		24'	
Lot Occupancy (building area/lot area)	43.1%		40%	43.1%	3.1% (48.2 sf)
Floor Area Ratio (FAR) (floor area/lot area)	1.01/1,589.43 sf		0.90/1,413.95 sf	1.01/1,589.43 sf	0.11/175.48 sf
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	34.5'	20'		34.5'	
Side Yard (ft. to the tenth)	0'/0'	0'/0'		0'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	22.3'/3 stories		40'/3 stories	22.3'/3 stories	

[1] Lot #7 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #8

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

15. 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.

16. Complete one self-certification form for each application filed. Present this form with 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.)	1,571.05 sf	BZA § 3104		1,571.05 sf	
Lot Width (ft. to the tenth)	24'	BZA § 3104		24'	
Lot Occupancy (building area/lot area)	43.1%		40%	43.1%	3.1%/48.2 sf
Floor Area Ratio (FAR) (floor area/lot area)	0.97/1,517.71 sf		0.90/1,413.95 sf	0.97/1,517.71 sf	0.07/103.76 sf
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	34.5'	20'		34.5%	
Side Yard (ft. to the tenth)	0'/0'	0'/0'		0'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	21.8'/2 stories		40'/3 stories	21.8'/2 stories	

[1] Lot #8 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

GDL 228180

Side 2

Lot #9

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

17. 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.

18. Complete one self-certification form for each application filed. Present this form with 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.)	1,571.05 sf	BZA § 3104		1,571.05 sf	
Lot Width (ft. to the tenth)	24'	BZA § 3104		24'	
Lot Occupancy (building area/lot area)	43.1%		40%	43.1%	3.1% (48.2 sf)
Floor Area Ratio (FAR) (floor area/lot area)	0.89/1,402 sf		0.90/1,413.95	0.89/1,402 sf	
Parking Spaces (number)	0	1		0[1]	1
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	34.5	20'		34.5	
Side Yard (ft. to the tenth)	0'/0'	0'/0'		0'/0'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	21.6'/2 stories		40'/3 stories	21.6'/2 stories	

[1] Lot #9 has an assigned parking space, but that parking space is not located within boundaries of the Lot.

Side 2

Lot #10

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

19. 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.

20. Complete one self-certification form for each application filed. Present this form with 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.)	2,047.77 sf	BZA § 3104		2,047.77 sf	
Lot Width (ft. to the tenth)	29.5 avg	BZA § 3104		29.5 avg	
Lot Occupancy (building area/lot area)	32.9%		40%	32.9%	
Floor Area Ratio (FAR) (floor area/lot area)	0.68/1,397 sf		0.90/1,843 sf	0.68/1,397 sf	
Parking Spaces (number)	1	1		1	
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	0	0		0	
Rear Yard (ft. to the tenth)	24.88 avg	20'		24.88 avg	
Side Yard (ft. to the tenth)	0/9'	0'/8'		0'/9'	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	21.5'/2 stories		40'/3 stories	21.5'/2 stories	

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