Form 135 — Side 1
(Revised 03/15/02)

Case No. 17191

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
1634 14TH ST NW	208	808	C-3-A	SMD 2F01
1638 14TH ST NW	208	807	C-3-A	SMD 2F01
1402 R ST NW	208	806	C-3-A	SMD 2F01

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		SEE ATTACHED	

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.

Owners Signature	Paul Robertson	Owner's Name	PAUL ROBERTSON
Agent Signature		Agent Name	SUMAN SORG

Date*	4/28/09	DC Bar No.		or	Architect Registration No.	3210

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

BOARD OF ZONING ADJUSTMENT
District of Columbia

Board of Zoning Adjustment
District of Columbia
CASE NO. 17191
EXHIBIT NO. 2

CASE NO. 17191
EXHIBIT NO. 2

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

Form 135 — 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.)	6,000 SF		6,000 SF		
Lot Width (ft. to the tenth)	50'		50'		
Lot Occupancy (building area/lot	NA	SEE	ATTACHED	SHEET	
Floor Area Ratio (floor area/lot area)	NA		29,795 SF	29,795 SF	
Parking Spaces (number)	NA	4+12=16		4	12
Loading Berths (number and size	NA	1-12'x30'		1-12'x30'	
Front Yard (ft. to the tenth)	NA	0'		0'	
Rear Yard (ft. to the tenth)	NA	SEE	ATTACHED	SHEET	
Side Yard (ft. to the tenth)	NA	0'		0'	

Court, Open (width by depth	NA	SEE	ATTACHED	SHEET	
Court, Closed (width by depth	NA			NA	
Height (ft. to the tenth)	NA		75'/83'-6"	75'/83'-6"	

Print Preview Clear Form

Sorg & Associates
Robertson Development
4/28/04

14th & R Streets Development
1634 14th St, 1638 14th St & 1402 R St

Form 135 – Self Certification Form Attachment

Relief Sought – §3103.2 – Area Variances

1. Variance from the parking requirements (§2101.1)
2. Variance from the residential recreation space requirements (§773)
3. Variance from the open court requirements (§776.3)

Lot Occupancy

Maximum Lot Occupancy	Maximum Allowed	Proposed Construction
Non-Residential	**100% / 6,000 sf**	**78% / 4,650 sf**
Residential	**75% / 4,500 sf**	**75% / 4,500 sf**

Rear Yard Setback

Required Minimum - 2 ½ " / 1'-0" of vertical height, but not less than 12'.
75' x 2 ½ " = 187.5" / 12" = **15.626'**

Proposed Construction (Abuts alley)
To 20' above grade: **22'-4"** to centerline of alley.
Above the 20' mark: **21'-11 ¾ "** to rear lot line.

Open Court

Required Width
Non-residential – 3" / 1'-0" of vertical height, but not less than 12'.
22'-11" x 3" = 69" / 12" = 5.75' < **12'**
Proposed Construction: **15'-4"**

Residential – 4" / 1'-0" of vertical height, but not less than 15'.
79'-11" x 4" = 320" / 12" = **26'-8"**
Proposed Construction: **18'-8"**