Form 135 – Side 1
(Revised 03/15/02)

Case No. 17192

ZONING SELF-CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s) Single Member District(s)
Property bounded by Fort Lincoln Drive, NE, 31st Place, NE, South Dakota Ave., NE, 33rd Place, NE and provate property	4325	38, 39 & 40	R-5-A	5A-12

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			402, 403, 404, 2516.5(b)		353, 2516	

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)* Redevelopment Land Agency Revitalization Corporation, a subsidiary of National Capital Revitalization Corporation, on the behalf of U.S. Department of Housing and Urban Development
Agent's Signature	*Agent's Name (Please Print)* Jacques B. DePuy, Esquire

Date: May 4, 2004	D.C. Bar No. 202515	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** _____

RECEIVED D.C. Office of Zoning 2004 MAY -6 PM 1:45

Jerrily R. Kress, FAIA - Director
District of Columbia Office of Zoning
BOARD OF ZONING ADJUSTMENT District of Columbia
441 4th Street, N.W., Ste. 210-S, Washington, D.C. 20001
(202 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO.17192
EXHIBIT NO.2

GDL 185588/229791

CASE NO. 17192
EXHIBIT NO. 2

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 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.)		As prescribed by BZA § 3104		1,630 to 3,762 sq. ft.	
Lot Width (ft. to the tenth)		As prescribed by BZA § 3104		at least 20 feet with the widest at 31 feet	
Lot Occupancy (building area/lot area)			40%	21% for entire project site*	*
Floor Area Ratio (FAR) (floor area/lot area)			0.9	0.58 for entire project site*	*
Parking Spaces (number)		1 for each dwelling unit		1 or 2 garage spaces per dwelling unit plus 61 surface	
Loading Berths (number and size in ft.)		N/A	N/A	N/A	
Front Yard (ft. to the tenth)		20 feet		20 feet*	*
Rear Yard (ft. to the tenth)		20 feet		20 feet*	*
Side Yard (ft. to the tenth)		8.75 feet		9 feet	
Court, Open (width by depth in ft.)		N/A	N/A	N/A	
Court, Closed (width by depth in ft.)		N/A	N/A	N/A	
Height (ft. to the tenth)			40 feet/3 stories	35 feet/3 stories	

GDL 185588

* See attached spreadsheet for variance information on individual lots.