Form 135 – Side 1
(Revised 03/15/02)

Case No. 17246

ZONING SELF CERTIFICATION FORM

Project Address(es)	Square	Lot(s)	Zone District(s)	ANC(s) Single Member District(s)
3700 Georgia Avenue, NW	2900	818,819,816,806,805,817,42,812,43	C-3-A, R-4	4C06

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	Parking ☒	§3104.1 – Special Exception	Residential Recreation Space, ☒	§3103.2 – Area Variance	Zoning line extension, Retail Parking Reduction near metro ☒	§3104.1 – Special Exception
Pursuant to Subsections	214.1		773.3		2514.2, 2108.2	

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 difference 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)
	Lacey Clark for Donatelli & Klein
Agent's Signature	**Agent's Name (Please Print)**
	Maurice Walters, AIA

Date		D.C. Bar No.		Or	Architect Registration No.	ARC-4436

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

BZA
Case No. 17246
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17246
EXHIBIT NO. 23

	☐ DCMR Title I[redacted]oning 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

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. 2001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	45,792 C-3-A 13,210 R-4	1,800 R-4		48,077 C-3-A* 3633, 3940, 3352 R-4	
Lot Width (ft. to the tenth)		18.0 Ft. R-4		45.0 ft min. R-4	
Lot Occupancy (building area/lot area)			75 % C-3-A 60 % R-4	74% C-3-A* 57%, 57%, 58% R-4	
Floor Area Ratio (FAR) (ft. to the tenth)			206,946 sf Entire Site 207,060 sf C-3-A 6,513 sf R-4	206,800 sf Entire Site* 195,580 sf C-3-A* 11,220 sf R-4*	
Parking Spaces (number)		70 C-3-A residential 55 C-3-A retail 2 R-4		140 C-3-A residential 42 C-3-A retail 6 R-4	25% retail reduction
Loading Berths (number and size in ft.)		1 berth @ 55 ft. 1 platform @ 200 ft. 1 service delivery @20 ft.		1 berth @ 55 ft. 1 platform @ 200 ft. 1 service delivery @20 ft.	
Front Yard (ft. to the tenth)		N/A			
Rear Yard (ft. to the tenth)		13.54 ft. C-3-A 20 ft R-4		22.3 ft. C-3-A 20 ft R-4 at min.	
Side Yard (ft. to the tenth)		N/A		N/A	
Court, Open (width by depth in ft.)		15 ft. C-3-A 10 ft R-4		C-3-A: 291.3x7.1 ft C-3-A: 438.2 X 17.8 FT	
Court Closed (width by depth in ft.)		15 ft. C-3-A 10 ft R-4		C-3-A; 18.1 ft dia. C-3-A: 19.7 ft dia. R-4: 10 ft dia.	
Height (ft. to the tenth)		65.0 ft C-3-A 40.0 ft R-4		65.0 ft C-3-A 34.0 – 36.0 ft R-4	

*** with special exception**
for zoning line
extension

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