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February 9, 2005

Geoffrey Griffis, Chair
D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 10 PM 2:57

Re: BZA Application No. 17262
ARCH Training Center – Additional Variance

Dear Mr. Chairman and Members of the Board:

ARCH Training Center, the Applicant in the above-cited case, hereby requests an amendment to its application in order to request an additional area variance. This is a variance from lot occupancy requirements of 11 DCMR § 403.2. In this regard the following items are attached:

1. A revised Self-Certification Form prepared by the project architect, including the additional variance; and

2. A check in the amount of $800 made payable to the D.C. Treasurer for the filing fee for the additional variance.

The Applicant's Pre-Hearing Submission, to be filed no later than February February 22, 2005, will incorporate and address the rationale for the additional requested variance. By way of summary, the need for the variance derives from plan modifications and further plan review in the historic preservation process. The proposed lot occupancy is now 50.8 percent, which is in excess of the maximum 40 percent allowed.

In consultation with Mr. Richard Nero of the Office of Zoning staff, the Applicant has mailed a revised Notice of Public Hearing to property owners within 200 feet, Advisory Neighborhood Commission 8A and the Office of Planning. (See the attached copy.) The zoning posters on the site have been amended to display the revised notice. Mr. Nero will post a revised notice at the Office of Zoning as well.

BZA
Case No. 17262
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17262
EXHIBIT NO. 27

Sincerely,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Enclosures

Cc: Advisory Neighborhood Commission 8A
Office of Planning

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

Case No. _____

ZONING SELF-CERTIFICATION FORM

1520 W St. SE	5779	0824	R-3	

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:	☐	☒	☐
Pursuant to Subsections		405.1, 401.3/403.2	

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 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: X	Owner's Name (Please Print): O D GAUTIER
Agent's Signature:	Agent's Name (Please Print): RICK HARLAN SCHNEIDER, AIA, LEED
Fax:	Phone: or DC # 5863

OFFICE OF ZONING DETERMINATION

☐	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 _____

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

RECEIVED
D.C. OFFICE OF ZONING
2005 FEB 10 PM 2:57

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.)	2760 SF	4,000 SF	N.A.	NO CHANGE	31%
Lot Width (ft. to the tenth)	24'-0"	40'-0"	N.A.	24'-0"	40%
Lot Occupancy (building area/lot area)	0	N.A	40%	50.8%	10.8%
Floor Area Ratio (FAR) (floor area/lot area)	0	N.A.	N.A.	N.A.	—
Parking Spaces (number)	0	1	N.A.	2	—
Loading Berths (number and size in ft.)	0	0	N.A.	0	—
Front Yard (ft. to the tenth)	0	0	N.A.	0	—
Rear Yard (ft. to the tenth)	0	20'	N.A.	56'-9	—
Side Yard (ft. to the tenth)	0'	8'-0"	N.A	4'-0"	4'-0"
Court, Open (width by depth in ft.)	0	N.A	N.A	—	—
Court, Closed (width by depth in ft.)	0	N.A.	N.A	—	—
Height (ft. to the tenth)	0	N.A	40'-0"	28'-6"	—

ARNOLD & PORTER LLP

Memorandum

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To: Advisory Neighborhood Commissioners, ANC 8A
Property Owners Within 200' of 1528 W Street, S.E.
D.C. Office of Planning

From: ARCH Training Center, Applicant, BZA # 17262
Nathan W. Gross, AICP

Date: February 8, 2005

Re: Board of Zoning Adjustment Application No. 17262
Notice of Additional Variance Request

The purpose of this memorandum is to notify you of a change in Board of Zoning Adjustment (BZA) Application No. 17262 affecting a currently vacant lot at 1528 W Street, S.E. The proposed development is a single-family detached dwelling to replace the severely deteriorated home that had to be demolished because of water damage.

The original application requested variances from two zoning standards: 1) minimum lot area and width and 2) side yard setback requirements. As a result of the historic preservation review process (as this property is within the Old Anacostia Historic District), it was discovered that current plans also require a variance from the lot occupancy provisions. The normal maximum limit is 40 percent lot occupancy, whereas 50 percent is proposed in the plans. This is largely necessitated by the small size of the lot and the desire to construct a home similar in scale to the historic houses along W Street in this block.

The public hearing on this case will be held March 8, 2005 in the Zoning Hearing Room, 2nd Floor, 441 4th Street, N.W. If additional details are required or to sign up to testify at the public hearing, please call the Office of Zoning at 727-6311.

10790

ARCH TRAINING CENTER, INC.
2309 MARTIN LUTHER KING JR AVE. SE
WASHINGTON, DC 20020

SUNTRUST
65-270-550

010790

*EIGHT HUNDRED DOLLARS AND NO CENTS

DATE	AMOUNT
02/09/05	*******800.00*

PAY
TO THE
ORDER
OF

DC TREASURER

VOID AFTER 90 DAYS

DCTREAS

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08T0135-89