NSArchitects
a design corporation

Allen E. Neyman, AIA
John T. Stovall, AIA

FAX MEMO

DATE: January 27, 2005

TO: Ms. Beverly Bailey
District of Columbia Office of Zoning
Fax 202-727-6072

FROM: Allen E. Neyman, AIA

PAGES: 3 including cover

RE: BZA Revised Application No. 17279
Revised Form 135

[NSA Job #RA04040]

Attached is the revised form 135 restating the floor area ratio.

This revision is necessary because the original application included the area of the lowest level in the floor area calculation. The lowest level is in fact a cellar by definition, and therefor should not be counted in the floor area ratio calculation.

The application is revised accordingly, and thus a variance for floor area ration is not required.

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BZA
Case No. 17279
Exhibit No. 25

8555 16TH STREET SUITE 405
SILVER SPRING, MD 20910-2802
301.587.3333 FAX: 301.589.7357
E-MAIL: ns@nsarchitects.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 17279
EXHIBIT NO. 25

Form 135 — Side 1
(Revised 03/15/02)

Case No. 17279 - REVISED

ZONING SELF-CERTIFICATION FORM

Project Address(es)*	Square(s)*	Lot No(s)*	Zoning Districts*	ANC(s)/Single Member District(s)*
2604 Mozart Pl.	2579	19	R-5-B	

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						223, 402

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		Owner's Name	Stephanie Peters/Charles Fishman
Agent Signature		Agent Name	Allen Neyman, AIA

Date*	01/13/05 - Revised	DC Bar No.		or	Architect Registration No.	6304

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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

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.

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ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1513	N/A	N/A	N/A	N/A
Lot Width (ft. to the tenth)	17'	N/A	N/A	N/A	N/A
Lot Occupancy (building area/lot	60%	N/A	60%	70%	+10%
Floor Area Ratio (floor area/lot area)	1.25	N/A	1.8	1.43	N/A
Parking Spaces (number)	N/A	N/A	N/A	N/A	N/A
Loading Berths (number and size	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	21'(without porch)	15'	–	12'	-3'
Side Yard (ft. to the tenth)	NONE	NONE	N/A	N/A	N/A

Court, Open (width by depth	3.9'	10'	N/A	varies 3.9'-2.0'	varies 6.1'-8.0'
Court, Closed (width by depth	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	+/- 30'	N/A	50'	+/- 30'	NO CHANGE

Print Preview Clear Form

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