Form 1 - BZA Certification - Side 1 (Revised 03/07/00)

ZONING SELF-CERTIFICATION FORM

Date	Project Address(es)			
2/4/05	4500 Benning Road, N.E.			
Square	**Lot(s)**	**Zone District(s)**	**Ward(s)/Single Member District(s)**	**Case No.**
See attached		C-3-A R-2	7D05	

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is required from the Board of Zoning Adjustment in this matter pursuant to:

☐	Use Variance DCMR 11 §3103	☐	Area Variance DCMR 11 §3103	☐	Special Exception DCMR 11 §3104

which is provided for by DCMR Title 11 Section No(s).: 2107, 214, 411.11

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;
(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 as 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 (Please Print)
K-P Heinemeyer	K-P. HEINEMEYER
Agent's Signature	**Agent's Name (Please Print)**
S Barnes	SHALOM BARNES

D.C. Bar No.		or	Architect Registration No.	PC 1858

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 _____

BZA Case No. 17304 Exhibit No. 5

Signature		Date	

Jerrily R. Kress, FAIA - Director of the Office of Zoning

441 4th Street, N.W. Ste. 210-S, Washington, D.C. 20001
(202) 727-6311 * www.dcoz.dcgov.org

RECEIVED
D.C. BOARD OF ZONING ADJUSTMENT
2005 MAR 24 P 4:

Board of Zoning Adjustment
District of Columbia
CASE NO. 17304
EXHIBIT NO. 5

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.)	39,576	N.A.	N.A.	39,576	--
Lot Width (ft. to the tenth)	242.1	N.A.	N.A.	242.1	--
Lot Occupancy (building area/lot area)	N.A.	N.A.	75%	26%	--
Floor Area Ratio (FAR) (floor area/lot area)	N.A.	N.A.	2.5 Commercial	1.11	--
Parking Spaces (number)	N.A.	61	N.A.	28	54%
Loading Berths (number and size in ft.)	N.A.	2	N.A.	1 Berth 12 y 30 1 Platform 100sf ~~1 Serv. Delivery~~	--
Front Yard (ft. to the tenth)	N.A.	0	N.A.	76' - 81/8"	--
Rear Yard (ft. to the tenth)	N.A.	13' - 0 3/4"	N.A.	30' - 10 3/4"	--
Side Yard (ft. to the tenth)	N.A.	0	N.A.	0	--
Court, Open (width by depth in ft.)	N.A.	3" per foot of height, at least 12'	N.A.	76' - 5 1/2 " 45' - 1 1/2 " 31' - 1 5/6"	--
Court, Closed (width by depth in ft.)	N.A.	N.A.	N.A.	0	--
Height (ft. to the tenth)	N.A.	N.A.	65'	65'	--

Subject Property

Square 5138:	Part of Lots 84-87 and 45th Street realignment; All of Lots 140, 829, 83 and 126.
Square 5139:	Part of Lot 806.

Lots 83 and 126 in Square 5138 are zoned R-2; the remainder of the property is zoned C-3-C.