

LAW OFFICES
GRIFFIN, MURPHY, MOLDENHAUER & WIGGINS, LLP

MARK G. GRIFFIN (DC, MD)
BRIAN P. MURPHY (DC, MD)
ASHLEY E. WIGGINS (DC, MD)
MERIDITH H. MOLDENHAUER (DC, MD)
SAMANTHA MAZO (DC, MD)
Y. AJOKE AGBOOLA (MD, DC)
BRUCE M. JAMES (MD, DC)
LENEHN N. RICKS (MD, DC*)
W. LAWRENCE FERRIS (MD, DC)

*PENDING

DIRECT DIAL: (202) 530-1482
DIRECT EMAIL: MMOLDENHAUER@WASHLAW.COM

February 13, 2017

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: Case No. 19452 — of District Department of General Services
Revised Form 135 – Self Certification**

Dear Chairman Hill and Honorable Members of the Board:

On behalf of Applicant District of Columbia Department of General Services, please find enclosed the revised Self-Certification Form 135. The Applicant provides this to reflect that the relief for FAR, Height, and Loading/Delivery Space in the MU-4 Zone (§§ G-402.1, 403.1; § C-901.1).

The BZA notifications mailed to owners within 200 feet and BZA Hearing signs posted on the Property indicate that these areas of relief are being requested as variances. Additionally, the Applicant has outlined how the Project satisfies the standard for the requested variance relief as set forth in the initial Statement of the Applicant, found at **BZA Exhibit 7**.

The application is scheduled to be heard before the Board of Zoning Adjustment on March 1, 2016. Thank you for your attention to this matter.

Sincerely,

GRIFFIN, MURPHY,
MOLDENHAUER & WIGGINS, LLP

A handwritten signature in blue ink, appearing to read 'Moldenhauer', is written over a horizontal line.

By: Meredith H. Moldenhauer



**BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA**



FORM 135 – ZONING SELF-CERTIFICATION

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
1700 Rhode Island Avenue NE	4134	0800	MU-4

Single-Member Advisory Neighborhood Commission District(s): **5B03**

CERTIFICATION

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

Relief Sought	<input type="checkbox"/>	X § 1000.1 - Use Variance	<input checked="" type="checkbox"/>	X § 1002.1 - Area Variance	<input checked="" type="checkbox"/>	X § 901.1-Special Exception
Pursuant to Subsections			G-403.1; 402.1; C-901.1		U-420.1(f); C-701.5	

Pursuant to 11 DCMR Y § 300.6, the undersigned agent certifies that:

G-404.1; 202.1; 405.5(a)

- (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 (BZA) 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 BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22-2405)

 <i>Owner's Signature</i>	<i>Owner's Name (Please Print)</i> District of Columbia					
 <i>Agent's Signature</i>	<i>Agent's Name (Please Print)</i> Meridith H. Moldenhauer					
Date	02/13/2017	D.C. Bar No.	494695	or	Architect Registration No.	

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 this form. 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 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	12,336	N/A	-	12,336	-
Lot Width (ft. to the tenth)	100	N/A	-	100	-
Lot Occupancy (building area/lot area)	28.42%	-	60%	73%	13%
Floor Area Ratio (FAR) (floor area/lot area)	0.728	-	2.5	3.51	1.01
Parking Spaces (number)	None	22	-	4	18 Spaces
Loading Berths (number and size in ft.)	None	1	-	None	1 Loading Berth
Front Yard (ft. to the tenth)	N/A	N/A	-	N/A	-
Rear Yard (ft. to the tenth)	36	15	-	7.5	7.5
Side Yard (ft. to the tenth)	N/A	-	-	-	-
Court, Open (width by depth in ft.)	None	23.73	-	17	6.73
Court, Closed (width by depth in ft.)	None	-	-	-	-
Height (ft. to the tenth)	50 ft. to Flank Wall	-	50	69.83	19.83

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



CERTIFICATE OF SERVICE

I hereby certify that on February 13, 2017, I served a copy of the revised Self-Certification Form 135 on the following via email:

D.C. Office of Planning

Maxine Brown-Roberts
1100 4th Street, SW, Suite E650
Washington, DC 20024
Maxine.BrownRoberts@dc.gov

Advisory Neighborhood Commission 5B

Ursula Higgins, Chairperson
1920 Irving Street, NE
Washington, DC 20018
5b02@anc.dc.gov
Henri Makembe, Single Member District 5B03
5b03@anc.dc.gov

Advisory Neighborhood Commission 5C

Jacqueline Manning, Chairperson
Jacquemanning8@aol.com
Yolanda Odunsi, Single Member District 5C07
yodunsi1@gmail.com

DDOT

Evelyn Israel
55 M Street, SE, Suite 400
Washington, DC 20003
Evelyn.israel@dc.gov

Citizens for Responsible Options

David W. Brown, Knopf & Brown
401 E. Jefferson Street, Suite 206
Rockville, MD 20850
brown@knopf-brown.com
joy@knopf-brown.com



Meridith H. Moldenhauer