



DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
 CERTIFICATE OF INCLUSIONARY ZONING COMPLIANCE (CIZC) APPLICATION



Consult the Instruction Guide to complete this application

THIS APPLICATION IS SUBJECT TO THE ZONING REGULATIONS AND ORDINANCES OF THE DISTRICT OF COLUMBIA AND TO ANY CHANGES THEREIN. THE BOARD OF ZONING ADJUSTMENT HAS REVIEWED THIS APPLICATION AND HAS GRANTED A ZONING VARIATION TO THE APPLICANT.

1. Name of Inclusionary Development <b>1731 Kalorama Condos</b>				2. Address(es) of Inclusionary Development <b>1731 Kalorama Road NW, Washington, DC 20009</b>					
3. Square/Suffix <b>2563</b>	4. Lot(s) <b>0098</b>	5. Ward <b>1</b>	6. Zoning District <b>RC-1</b>	7. Zoning Commission or BZA Order (if applicable)	8. Building Permit Application <b>B1800516</b> Date: <b>10/16/2017</b> Number:				
9. Owner of Building or Property <b>731 KALORAMA RD NW, LLC</b>			10. Owner Address (include ZIP code) <b>1734 20TH ST NW WASHINGTON, DC 20009</b>		11. Owner Phone # & Email <b>443-370-8817 &amp; RASHID@LIVEPETRA.COM</b>				
12. Agent for Owner <b>DGplusG, LLC</b>			13. Agent Address (include ZIP code) <b>1315 POWHATAN STREET ALEXANDRIA, VA 22314</b>		14. Agent Phone # & Email <b>703-288-9488 &amp; GABRIELLE@DESIGNADG.COM</b>				
15. Is the development exempt from IZ per C-1001.6(a)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		16. Is the development an RF conversion? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		17. Is the development an IZ "opt in" per C-1001.2(e)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		18. Does the project involve construction of penthouse habitable space? <input checked="" type="checkbox"/> Yes. Fill out Penthouse Affordable Housing Addendum <input type="checkbox"/> No		19. Construction Type (for Majority of Residential Units) <input type="checkbox"/> Type I <input checked="" type="checkbox"/> Other	
20. Total Land Area of the Lot(s) of the Inclusionary Development: <b>7271 sq. ft.</b>		21. Total Gross Floor Area (all uses): <b>19655 sq. ft.</b>		22. Total Residential Gross Floor Area: <b>14142 sq. ft.</b>		23. If the IZ requirement applies only to an addition per C-1001.4, the Total Residential Gross Floor Area of addition (or enter N/A): <b>N/A sq. ft.</b>			
24. Total Residential Gross Floor Area Including Residential Add-ons: Residential Gross Floor Area (Same as Box 22 or 23): <b>14142</b> sq. ft. + Gross cellar area (when res. units are in cellar): <b>4928</b> sq. ft. + Gross enclosed public space projections: _____ sq. ft. Total Residential Gross Floor Area for IZ Analysis (sum): <b>19070</b> sq. ft.				25. Total Net Residential Floor Area Including Residential Add-ons: Net Residential Floor Area (Based on Box 22 or 23): <b>12164</b> sq. ft. + Net cellar area (when res. units are in cellar): <b>3001</b> sq. ft. + Net enclosed public space projections: _____ sq. ft. Total Net Residential Area for IZ Analysis (sum): <b>15165</b> sq. ft.				26. Ratio of Box 25 ÷ Box 24 (totals): <b>0.79</b>	
28. Preliminary IZ requirement within the Development (the greater IZ requirement yielded from Box 27 factor in gross and net terms): (a) Residential Gross Floor Area: <b>1907</b> sq. ft. (b) Net Residential Floor Area: <b>1516.5</b> sq. ft.				29. If the Development is exclusively ownership units and will devote all IZ units to 60% of MFI, then a 20% reduction to Box 28(b) per C-1003.10 (or enter N/A): <b>N/A</b> sq. ft.		30. Penthouse IZ Requirement within building (See Penthouse Affordable Housing Addendum) or enter N/A: <b>68.8</b> sq. ft.		31. Is the Penthouse IZ Requirement fulfilled by payment to housing trust fund? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
32. Total Net Residential IZ Required Within the Development: (Box 28(b) or Box 29) + (Box 30 if provided within the Development) <b>1516.5</b> sq. ft.									

Unit or Dwelling Type	All Units (#)	Market Rate Units (# and % of total Market Rate Units)	IZ Units (# and % of total IZ units)	IZ Income Set-Aside (#)		
				50% of MFI	60% of MFI	80% of MFI
Multiple Dwellings	Studio units	21 #: 18 %: 75	#: 3 %: 75			3
	1-bedroom units	4 #: 4 %: 17	#: 0 %: 0			
	2 or more bedroom units	3 #: 2 %: 8	#: 1 %: 25			1
	<b>Total</b>	<b>28</b> #: <b>24</b> %: <b>100</b>	#: <b>4</b> %: <b>100</b>			<b>4</b>
household dwellings and flats	Single household dwellings	#: _____ %: _____	#: _____ %: _____			
	Flats	#: _____ %: _____	#: _____ %: _____			

**SECTION C - UNIT FEMIZATION (if more than 10 units, complete this information on a supplemental page)**

0.	Inclusionary Unit Number, Dwelling Address, or Lot	Floor Number	Net Square Feet	Number of Bedrooms	Income Set-Aside 50%, 60%, or 80% of MFI, or other	Tenure (Sale/Rental)	Estimated Date of Availability	Square feet added to Unit from Penthouse IZ Requirement
	3	CELLAR	427	0	80%	SALE	02/01/2019	
	7	CELLAR	900	2	80%	SALE	02/01/2019	

Board of Zoning Adjustment  
 District of Columbia  
 CASE NO. 19096  
 EXHIBIT NO. 25F

No.	Inclusionary Unit Number, Dwelling Address, or Lot	Floor Number	Net Square Feet	Number of Bedrooms	Income Set-Aside 50%, 60%, or 80% of MFI, or other	Tenure (Sale/Rental)	Estimated Date of Availability	Square feet added to Unit from Penthouse IZ Requirement
3.	10	1	410	0	80%	SALE	02/01/2019	
4.	19	2	410	0	80%	SALE	02/01/2019	
5.								
6.								
7.								
8.								
9.								
10.								

Total Net Residential IZ Proposed: 2147 sq. ft. Total Added for Penthouse Requirement: 0 sq. ft.

1. Do the bedrooms meet the definition (per B-100.2)?  Yes  No

2. Tenure of all market rate units:  Sale  Rental

3. Will the construction be phased?  Yes (attach a phasing plan)  No

4. Are any units reserved for tenant right of return?  Yes. If yes, list unit #: \_\_\_\_\_  No

5. Are any units "off-site units for another IZ development"?  Yes. If yes, provide BZA Order and list unit #: \_\_\_\_\_  No

6. Review Section G and check the box to acknowledge that necessary information and materials for the Information and Analysis checklists have been provided:

1. Name: GOZDE TANYERI 2. D.C. Lic. No. ARC102255 3. Address: (include ZIP code) 1315 POWHATAN ST ALEXANDRIA, VA 22314 4. Phone # and Email 703-288-9488 GOZDE@DESIGNADG.COM

I certify to the best of my knowledge that the size of each Inclusionary Unit is at least ninety-eight percent (98%) of the average size of the same type of Market Rate unit in the Inclusionary Development, or at least ninety-eight percent (98%) of the size indicated on the table found in 14 DCMR Chapter 22 Inclusionary Zoning Implementation §2202.4(f).

Signature of Project Architect/Engineer: [Signature] Date: 03/27/18

Owner: I hereby certify that I am the owner of the property, that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, construction will conform to the D.C. construction codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature: [Signature] Address: 1734 20th Street NW Washington, DC 20009 Date: 04/20/18

Agent: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, construction will conform to the D.C. construction codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature: \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

	Yes	No	N/A	Comments
<b>Information: Is the application complete?</b>				
1. Does CIZC information match the building permit application?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Floor plans and elevations (with IZ units identified in the floor plans)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. DC surveyor's plat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. DHCD draft Inclusionary Development Covenant approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Schedule of interior finishes, fixtures, equipment, and appliances comparing market rate and IZ units	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Copy of phased development plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Copy of Board of Zoning Adjustment or Zoning Commission Order	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. DHCD letter of exemption from IZ	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. \$250 application fee (made out to DC Treasurer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Penthouse IZ Addendum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
11. Are all signatures present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Analysis: Does the application demonstrate compliance?</b>				
1. Is the net square footage of the Inclusionary Units sufficient?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Are the exterior design, materials and finishes of the Inclusionary Units comparable to the market rate units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Are interior finishes and appliances of the Inclusionary Units comparable to market rate units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Are the Inclusionary Units of the appropriate minimum size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Is the proportion of Inclusionary studio units less than the proportion of market rate studio units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Is the proportion of Inclusionary 1-bedroom units less than the proportion of market rate 1-bedroom units?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Are Inclusionary Units overly concentrated on any floor?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Are Inclusionary Units allocated appropriately to 50%, 60%, and 80% of MFI?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
9. Will the Inclusionary Units be constructed at a proportional rate to the market rate units?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Are any Inclusionary Units located off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

ZONING ADMINISTRATOR - This certifies that the Certificate of Inclusionary Zoning Compliance is hereby:  Approved  Denied due to the items checked above

Signed: [Signature] Date: 5-14-18



**DIRECTIONS**

- All developments constructing penthouse habitable space must execute this form at the time of the building permit review for the penthouse. Do not execute this form if no penthouse habitable space is constructed.
- Where penthouse habitable space is constructed in association with: (1) a new Inclusionary Zoning (IZ) development, or (2) an addition to an existing development that itself would trigger new or expanded IZ requirements within the building, then execute **both** the "Penthouse Affordable Housing Addendum" ("Addendum") and a "Certificate of Inclusionary Zoning Compliance (CIZC)" Application. Ensure that data matches between the two forms.
- Where penthouse habitable space is constructed in association with a new building or addition (residential or non-residential) which is: (1) not otherwise subject to IZ requirements, *and* (2) any penthouse generated IZ or affordable housing square footage would *not* be provided within the building, then execute an Addendum only and not a CIZC application.

**SECTION A - PROJECT INFORMATION (All information must match building permit application, when applicable)**

1. Name of the Development 1731 Kalorama			2. Address(es) of the Development 1731 Kalorama Road NW		
3. Square/Suffix 2563	4. Lot(s) 0098	5. Ward 1	6. Zoning District RC-1	7. Zoning Commission or BZA Order (if applicable)	8. Building Permit Application B1800516 Date: 10/13/2017 Number:
9. Owner of Building or Property Rashid Salem		10. Owner Address (include ZIP code) 1734 20th St NW 20009		11. Owner Phone # & Email 4433708817 rashid@livepetra.com	
12. Agent for Owner Gabrielle Jones		13. Agent Address (include ZIP code) 1315 Powhata St Alexandria, VA 22314		14. Agent Phone # & Email 7034362634 & gabrielle@designadg.com	

**SECTION B - RESIDENTIAL BUILDINGS CONSTRUCTING PENTHOUSE HABITABLE SPACE**

<p>1. Would penthouse habitable space be provided in the following circumstances:</p> <p><b>A. <u>Both a CIZC application and an Addendum must be executed when:</u></b></p> <p><input checked="" type="checkbox"/> The new penthouse habitable space is being provided as part of a new building or as an addition to an existing building which itself is subject to a new or expanded IZ requirement within the building.</p> <p><input type="checkbox"/> New penthouse generated IZ square footage is being satisfied <i>within</i> a new or existing building or addition <u>not</u> otherwise subject to IZ.</p> <p><b>B. <u>Only Addendum must be executed when:</u></b></p> <p>The new penthouse habitable space is being provided as part of a new building or addition <i>not</i> otherwise subject to IZ <u>and</u> either:</p> <p><input type="checkbox"/> The affordable housing requirement is satisfied through a contribution to a housing trust fund; or</p> <p><input type="checkbox"/> There is no Penthouse Habitable Space subject to IZ set-aside provisions per C-1500.11 (still complete first 2 entries of Box 2).</p>	<p>2. Provide the following Penthouse Habitable Space information (references shown to CIZC Boxes, if applicable).</p> <p>(a) Total Penthouse Habitable Space: <u>688</u> sq. ft.</p> <p>(b) Penthouse Habitable Space subject to IZ set-aside provisions per C-1500.11: <u>688</u> sq. ft.</p> <p>(c) Primary construction type for majority of residential units in building as a whole (CIZC Box 19):  <input type="checkbox"/> Type I  <input checked="" type="checkbox"/> Other</p> <p>(d) Factor used (CIZC Box 27):  <input type="checkbox"/> 8% or <input checked="" type="checkbox"/> 10%</p> <p>(e) Penthouse IZ Requirement within building (CIZC Box 30): <u>68.8</u> sq. ft.</p> <p>3. How is the penthouse affordable housing requirement being satisfied?</p> <p><input type="checkbox"/> The penthouse generated IZ square footage is being provided within the building generating the penthouse IZ requirement at units: _____</p> <p><input checked="" type="checkbox"/> The affordable housing requirement is being satisfied through a contribution to a housing trust fund (per C-1006.10(a)-(c))</p>
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4. Total contribution to housing trust fund (if applicable):

C = PHS \* ((AV/LA) / FAR) \* 50%

C = Contribution

PHS = Penthouse Habitable Space subject to IZ set-aside provisions per C-1500.11 [same as Section B, Box 2(b) above]: 688 sq. ft.

AV = Assessed Value of property (land): \$777,270

LA = Square feet of land area of property: 7,271 sq. ft.

FAR = Max permitted residential FAR: 2.16

ZA confirmation of contribution calculation: M22 (official use only)

Total contribution required: \$17,024.82

Amount paid at time of building permit: \$8,512.41

Amount remaining to be paid no later than CoFO: \$8,512.41

**SECTION C - NON-RESIDENTIAL BUILDINGS CONSTRUCTING HABITABLE PENTHOUSE SPACE**

<p>1. Amount of penthouse habitable space provided per C-1500.12:  _____ sq. ft.</p>	<p>2. Is the penthouse generated affordable housing requirement being satisfied as follows?</p> <p><input type="checkbox"/> Exempt because penthouse habitable space provided does not exceed 1,000 square feet; or</p> <p><input type="checkbox"/> Construction or rehabilitation of the required affordable housing; or</p> <p><input type="checkbox"/> A housing trust fund contribution</p>	<p>3. If satisfied through construction or rehabilitation of required housing, provide the location (including unit numbers) and average square footage size of the dwellings or units (and any additional information needed):  _____</p>
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4. Total contribution to housing trust fund (if applicable):

$C = PHS * ((AV/LA) / FAR) * 50\%$

ZA confirmation of contribution calculation: \_\_\_\_\_ (official use only)

C = Contribution

PHS = Penthouse Habitable Space: \_\_\_\_\_ sq. ft. Total contribution required: \$ \_\_\_\_\_

AV = Assessed Value of the property (land): \$ \_\_\_\_\_ Amount paid at time of building permit: \$ \_\_\_\_\_

LA = Square feet of land area of property: \_\_\_\_\_ sq. ft. Amount remaining to be paid no later than CoFO: \$ \_\_\_\_\_

FAR = Max permitted non-residential FAR: \_\_\_\_\_


**SECTION D - PROJECT ARCHITECT'S OR PROJECT ENGINEER'S CERTIFICATION**

1. Name: Gozde Tanyeri	2. D.C. Lic. No. ARC102255	3. Address: (include ZIP code) 1315 Powhatan Street Alexandria, VA 22314	4. Phone # and Email 7037226455 gozde@designadg.com
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Signature of Project Architect/Engineer:  Date: 03/27/18

**SECTION E - APPLICANT'S SIGNATURES**

Owner: I hereby certify that I am the owner of the property, that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, construction will conform to the D.C. construction codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature:  Address: 1734 20th Street NW Washington, DC 20009 Date: 03/27/18

Agent: I hereby certify that I have the authority of the owner to make this application. I declare that the application and plans are complete and correct to the best of my knowledge, that if a permit (or permits) is issued, construction will conform to the D.C. construction codes, the Zoning Regulations, and other applicable laws and regulations of the District of Columbia.

Signature:  Address: 1315 Powhatan Street Alexandria, VA 22314 Date: 05/11/2018

**SECTION F - ZONING ADMINISTRATOR CHECKLIST (OFFICIAL USE ONLY)**

	Yes	No	N/A	Comments
<b>Information: Is the application complete?</b>				
1. Penthouse floor plans and elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Penthouse financial contribution to a housing trust fund (at least 50% of the amount owed must be paid at the time of permit)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Remaining balance of financial contribution to a housing trust fund must be listed on building permit for payment prior to C of O.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Off-site assistance documentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Are all signatures present?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Analysis: Does the application demonstrate compliance?</b>				
1. Is the penthouse generated 12 square feet set aside, contribution, or affordable housing production sufficient?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

ZONING ADMINISTRATOR - This certifies that the Addendum is hereby:  Approved  Denied due to the items checked above

Signed:  Date: 8-2-18