

John Patrick Brown, Jr., Esq.
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August 17, 2021

BY IZIS

Mr. Frederick L. Hill
Chairperson
Board of Zoning Adjustment
One Judiciary Square
441 4th Street, N.W., Suite 210 – South
Washington, D.C. 20001

Re: The Culinary District, Inc.
BZA Application No. 20489
1914 9th Street, N.W.
Square 361, Lot 123 (“Property”)

Dear Chairperson Hill and Members of the Board:

The Applicant, Culinary District, Inc., by and through undersigned counsel, hereby submits the attached Form 135 – Zoning Self-Certification. The Form 135 supplements the enclosed February 23, 2020 Memorandum from the Zoning Administrator to reflect the Applicant’s withdrawal of its request for special exception relief to construct a new roof deck at the Property. The Applicant will proceed only for the requested use variance for restaurant use on the second floor.

Thank you for your assistance.

Sincerely,
GREENSTEIN DELORME & LUCHS, P.C.

By: 
John Patrick Brown, Jr.

By: 
Lyle M. Blanchard

Enclosures

cc: Mr. James Turner, Chair, ANC 1B (1B09@anc.dc.gov)
Mr. Dan Orlaskey, Vice Chair, ANC 1B02 (1B02@anc.dc.gov)
Mr. Stephen Cochran, OP (stephen.cochran@dc.gov)
Mr. Steve Callcott, HPO-OP (steve.callcott@dc.gov)
Mr. Aaron Zimmerman, DDOT (aaron.zimmerman@dc.gov)

Board of Zoning Adjustment
District of Columbia
CASE NO.20489
EXHIBIT NO.33



**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>
1914 9th Street, NW	361	123	RF-1

Single-Member Advisory Neighborhood Commission District(s): **ANC 1B02**

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 checked="" type="checkbox"/> X § 1000.1 - Use Variance	<input type="checkbox"/> X § 1002.1 - Area Variance	<input type="checkbox"/> X § 901.1-Special Exception
Pursuant to Subsections	C-204.1		

Pursuant to 11 DCMR Y § 300.6, 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 (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>	
		John Patrick Brown, Jr.	
<i>Agent's Signature</i>	<i>Agent's Name (Please Print)</i>	<i>Date</i>	<i>Architect Registration No.</i>
	John Patrick Brown, Jr.	8/17/21	417566
<i>D.C. Bar No.</i>	<i>or</i>	<i>Architect Registration No.</i>	
417566			

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.)					
Lot Width (ft. to the tenth)					
Lot Occupancy (building area/lot area)					
Floor Area Ratio (FAR) (floor area/lot area)					
Parking Spaces (number)					
Loading Berths (number and size in ft.)					
Front Yard (ft. to the tenth)					
Rear Yard (ft. to the tenth)					
Side Yard (ft. to the tenth)					
Court, Open (width by depth in ft.)					
Court, Closed (width by depth in ft.)					
Height (ft. to the tenth)					

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.





**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

February 23, 2020

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment *MWdaw for ML*

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 1914 9th St NW
Square, Suffix, Lot: Square 0361, Lot 0123
Zoning District: RF-1
DCRA Permit #: B2008832

SUBJECT: **Construction of a roof top deck for existing non-conforming restaurant.
Extending a non-conforming use.
Use variance for a restaurant on the 2nd floor & roof top deck in the RF-1 zone district.**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	C-1500.3 (c) X-901.2	Construction and use of a roof top deck for restaurant.
2	Use Variance	C-204.1 X1001.4	Extending a non-conforming use Restaurant use on the second floor and roof top deck.