



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA



FORM 150 – MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A
FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: 21194

Motion of: ☒ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☐ Other _____

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Permit the filing of an updated self-certification.

Points and Authorities:

On a separate sheet of 8 ½" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

Consent:

Did movant obtain consent for the motion from all affected parties?

- ☐ Yes, consent was obtained by all parties ☐ Consent was obtained by some, but not all parties
☐ No attempt was made ☐ Despite diligent efforts consent could not be obtained

Further Explanation: _____

CERTIFICATE OF SERVICE

I hereby certify that on this 2nd 7th day of March Month, 2^Y 0^Y 2^Y 5^Y

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other _____

Signature: Elizabeth C. Rogers

Print Name: Elizabeth Rogers, attorney for the applicant

Address: 7600 Wisconsin Avenue, STE 700, Bethesda, MD 20814

Phone No.: 301-841-3845

E-Mail: ecrogers@lercheary.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 21194
EXHIBIT NO. 41

Elizabeth C. Rogers
301-841-3845
ecrogers@lercheearly.com

March 27, 2025

VIA IZIS

Mr. Frederick Hill, Chair
And Members of the Board of Zoning Adjustment
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re: BZA Case No. 21194 – 1837 Vernon Street, NW
Applicant's Motion to Permit Filing of Updated Self-Certification

Dear Chairman Hill and Members of the Board,

This Motion is filed on behalf of Karen Marsh, the Applicant of the above-referenced Application. The Applicant is respectfully requesting that the Board of Zoning Adjustment (the "Board") permit the filing of an updated self-certification form into the record, which is being submitted after the 30-day deadline prescribed by Subtitle Y Section 300.15. The self-certification form reflects the same information as contained in Exhibit 28, with the exception of the rear yard relief requested, which was decreased by 2 feet to account for the 2-foot rear yard to remain behind the existing garage.

Pursuant to 11-Y DCMR § 407.3, the Applicant will serve this Motion upon all other parties.

Thank you for your consideration of this request.

Very truly yours,


Elizabeth C. Rogers

Enlclosures



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1837 Vernon St NW	2555	0036	RA-2

Single-Member Advisory Neighborhood Commission District(s): 1C01

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 § 1000.1 - Area Variance	<input checked="" type="checkbox"/>	X § 901.2-Special Exception
Pursuant to Subsections				Subtitle F §§ 201.1, 210.1		Subtitle F §§ 207.1, 5201.1

Pursuant to 11 DCMR Y § 300.6(b), 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)

		Signature		Owner's Name (Please Print)	
				Karen Marsh	
		Agent's Signature		Agent's Name (Please Print)	
				Elizabeth C. Rogers	
Date	03/27/2025	D.C. Bar No.	1035261	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.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	DEVIATION Deviation/Percent
Lot Area (sq. ft.)	1,733 sf	1,800 sf	N/A	No Change	0
Lot Width (ft. to the tenth)	16'-8"	N/A	N/A	No Change	0
Lot Occupancy (building area/lot area)	84.19%	N/A	60%	87.7	27.7 (3.51 from existing)
Floor Area Ratio (FAR) (floor area/lot area)	2.2	1.8	1.8	2.23	.43 (0.03 from existing)
Parking Spaces (number)	2	1	N/A	1	0
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	0'	No lesser or greater than existing setbacks on the same block	No lesser or greater than existing setbacks on the same block	No Change	0
Rear Yard (ft. to the tenth)	10'-2"	15 ft	N/A	2'	13' (8'2" from existing)
Side Yard (ft. to the tenth)	0'	0 ft	N/A	No Change	0
Court, Open (width by depth in ft.)	N/A	10 ft	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	350 sf	N/A	N/A	N/A
Height (ft. to the tenth)	44'-0 3/4"	N/A	50 ft	No Change	0
Solar Shading of Abutting Properties	N/A	N/A	5%	N/A	N/A

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 a copy of this Motion was served on March 27, 2025, via electronic mail to the following:

The Office of Planning
1100 4th Street SW, Suite 650 East
Washington, DC 20024
Email: Matthew.jesick@dc.gov

Chairperson Peter Wood
Advisory Neighborhood Commission (ANC) 1C
Email: 1C@anc.dc.gov

Daniel Michelson-Horowitz, Commissioner
Single Member District (SMD) 1C01
Email: 1C01@anc.dc.gov

A handwritten signature in blue ink, reading "Elizabeth C. Rogers", is positioned above a horizontal line.

Elizabeth Rogers