

**PROPERTY ADDRESS:** 4921 1 ST STREET NW WASHINGTON DC 20011  
BZA APPLICATION # BZATmp3255

Dear members of the board.

Please accept for filling the enclosed application seeking a notable exception

For: conversion of unconditioned basement into two apartment units. No change to the building footprint. No change to the exterior grade. Automatic sprinkler

The application package includes the following materials

<b>EXHIBIT #.</b>	<b>DESCRIPTION</b>
EXHIBIT 1.	FORM ORIGINAL APPLICATION
EXHIBIT 23	COLOR PHOTOGRAPHS (IMAGE)
EXHIBIT 24	DC SURVEYORS PLAT
EXHIBIT 25	SITE SURVEY PLAT
EXHIBIT 31-34.	ARCHITECTURAL PLANS
EXHIBIT 39	CERTIFICATION OF PROFICIENCY
EXHIBIT. 40	MAP & LABEL LIST
EXHIBIT. 41	BURDEN OF PROOF STATEMENT
EXHIBIT 42.	STATEMENT OF INTENDED USES
EXHIBIT. 43	LETTERS OF AUTHORIZATION
EXHIBIT 44-47	ARCHITECTURAL PLANS (GRADING, BASEMENT, AND LANDSCAPE PLANS)
EXHIBIT 51.	ZONING SELF CERTIFICATION
EXHIBIT 53.	STATEMENT OF PUBLIC OUTREACH

# EXHIBIT

# 1



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
3401	14	RA-1	4D05

Address of Property: 4921 1 St Street NW Washington DC20011

ZONING INFORMATION

Relief from section(s): U 421.1

Type of Relief: Special Exception

Brief description of proposed project: Conversion of unconditioned basement into two apartments units.No change to building footprint and height. No change to exterior grade. Automatic sprinkler system shall be provided throughout for the two proposed basement dwelling units.

Present use of Property: Unfinished empty space

Proposed use of Property: Conditioned basement to be habitable

CONTACT INFORMATION

Owner Information

Name: Tyler Mott  
E-mail: tylermott@mottproperties.com  
Address: 622 E Woodlawn Rd Charlotte NC 28209  
Phone No.s: (704)806-1897  
Phone No. Alternate:

Authorized Agent Information

Name: Patricia Ferrufino Mendoza  
E-mail: pferrufino.m@gmail.com  
Address: 9044 Templeton DrFrederick , MD 21704  
Phone No.s: (240)595-7953  
Phone No. Alternate:

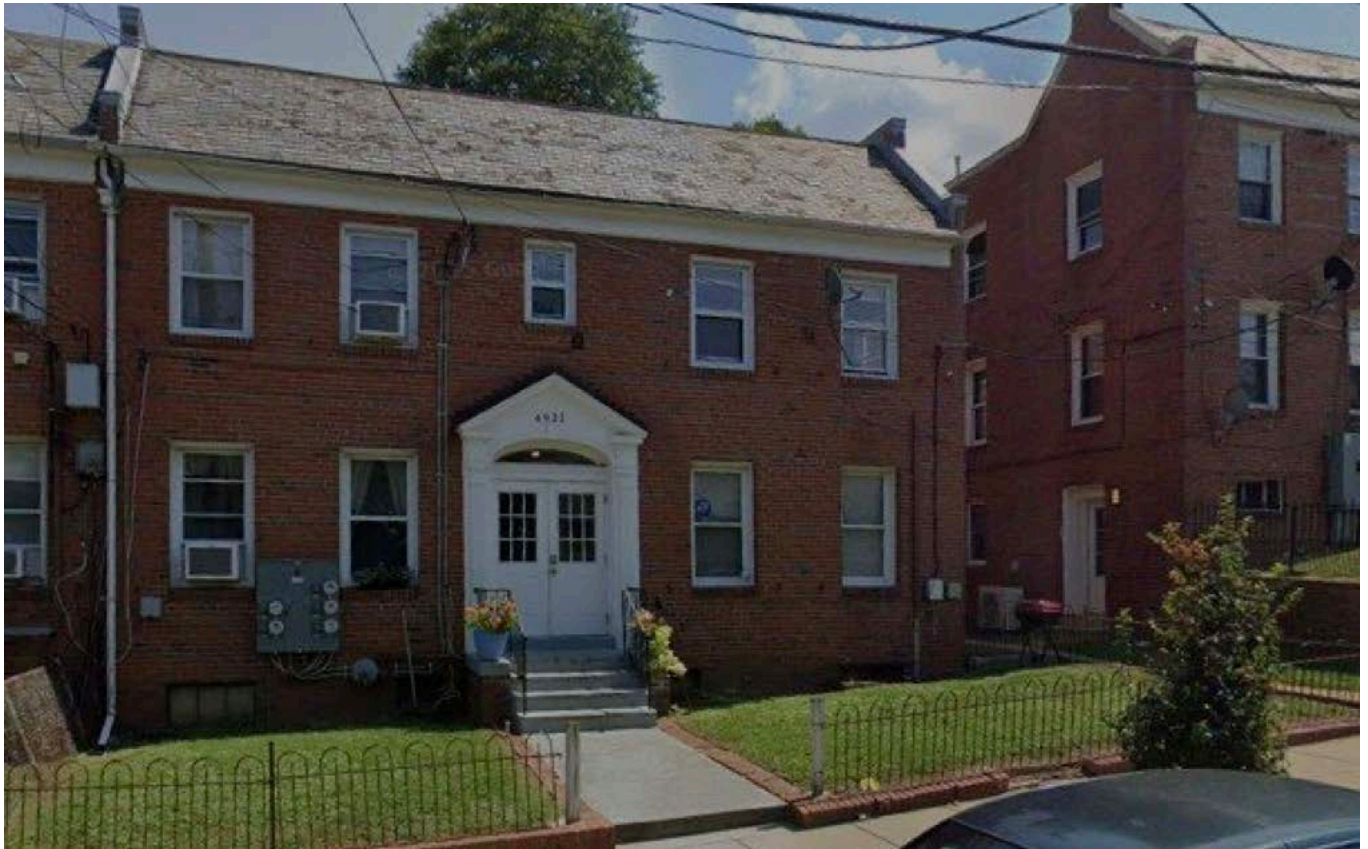
FEE CALCULATOR

SIGNATURE	Date
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Patricia Ferrufino Mendoza3/31/2025

**EXHIBIT**

**23**









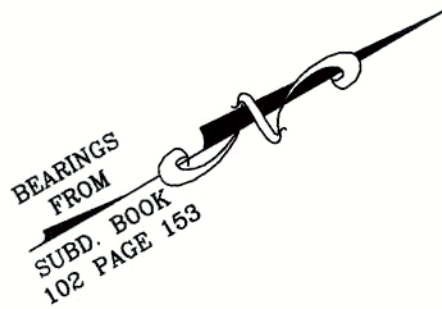
**EXHIBIT**

**24**



GENERAL NOTES:

1. PROPERTY ADDRESS: #4921 1-ST STREET, N.W.  
WASHINGTON, DC 20011-3355.
2. PROPERTY IS RECORDED AMONG THE LAND RECORDS OF THE  
OFFICE OF THE SURVEYOR FOR THE DISTRICT OF COLUMBIA AS  
LOT 14 IN SQUARE 3401 BOOK 102 AT PAGE 153.
3. 3 PROPERTY CORNERS HAVE BEEN RECOVERED OR RESET AND  
VERIFIED PER FIELD SURVEY PERFORMED ON FEBRUARY 10, 2023.
4. THE PLATTED RESULTS HAVE BEEN DERIVED WITHOUT THE BENEFIT  
OF A TITLE REPORT, AND MAY NOT SHOW ALL EASEMENTS OR  
ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY.
5. CALL MISS UTILITY AT 1-800-257-7777 FOR UTILITY LOCATIONS AT  
LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.



LEGEND

	ELECTRIC METER		BOUNDARY MONUMENTS
	POWER POLE		CHAIN LINK FENCE
	AIR CONDITIONER UNIT		GAS UTILITY LINE
	OVERHEAD WIRE		DECIDUOUS TREE
	WATER METER		TOP OF WALL
	WATER UTILITY LINE		BOTTOM OF WALL
	SANITARY MANHOLE		TOP OF CURB
	SEWER UTILITY LINE		CONCRETE
	SPOT ELEVATION		LIGHT POLE

TOPOGRAPHIC INFORMATION NOTES:

1. THE ELEVATIONS SHOWN HEREON HAVE BEEN ESTABLISHED  
BASED UPON D.C. VERTICAL DATUM (DC WATER) OBTAINED FROM  
SEWER PLANS AB-21-22-N.W., AND WATER PLANS AB-21-22-N.W.  
  
THE BENCH MARKS (BMS) FOR THIS SITE ARE THE INVERT(S) NOTED  
(HELD) MANHOLES #522 AS SHOWN HEREON. (SNIDER &  
ASSOCIATES# IS A.K.A. S&A# AT THE SEWER MANHOLE (SMH)  
  
SMH S&A #521 TOP ELEVATION = 263.65.  
SMH S&A #522 TOP ELEVATION = 244.59 - (HELD FOR SITE).  
SMH S&A #523 TOP ELEVATION = 227.59.  
  
THE BENCH MARK FOR THIS PROJECT HAS BEEN ESTABLISHED AT  
THE MAIN ENTRANCE OF THE FRONT FIRST FLOOR OF THE BUILDING  
SHOWN HEREON WITH THE ELEVATION = 248.42.
2. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAS  
BEEN ESTABLISHED BY ON SITE OBSERVATION AND FIELD RUN  
LOCATION. UNDERGROUND UTILITIES SHOWN HEREON ARE ALSO  
BASED UPON A FIELD LOCATION OF A UTILITY MARK-OUT  
PERFORMED BY "MISS UTILITY" OR SIMILAR "ONE CALL CENTER"  
(TICKET #23016072) AND ABOVE GROUND EVIDENCE AS TO THEIR  
BURIED LOCATION. ANY UTILITIES SHOWN SHOULD BE CONSIDERED  
APPROXIMATE AND HAVE NOT BEEN REFERENCE OR VERIFIED WITH  
ANY UTILITY COMPANY AS-BUILT PLANS OR RECORDS.
3. 1' CONTOUR INTERVAL FIELD RUN TOPOGRAPHY HAS BEEN  
PREPARED BY SNIDER & ASSOCIATES, LAND SURVEYORS.
4. ELEVATIONS SHOWN HEREON MUST BE VERIFIED BY CONTRACTOR  
PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN  
HEREON HAS BEEN BASED UPON A FIELD SURVEY PURSUANT  
TO DOCUMENTS OF RECORD AT THE OFFICE OF THE SURVEYOR  
FOR THE DISTRICT OF COLUMBIA. PROPERTY MARKERS HAVE  
BEEN RECOVERED OR PLACED AND HAVE BEEN DETERMINED  
TO BE IN RELATIVE AGREEMENT WITH THE RECORD INFORMATION  
AS SHOWN.

Feb. 13, 2023

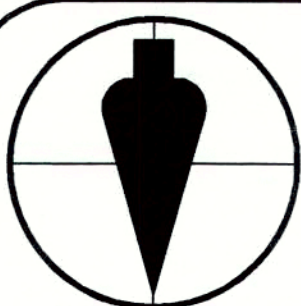
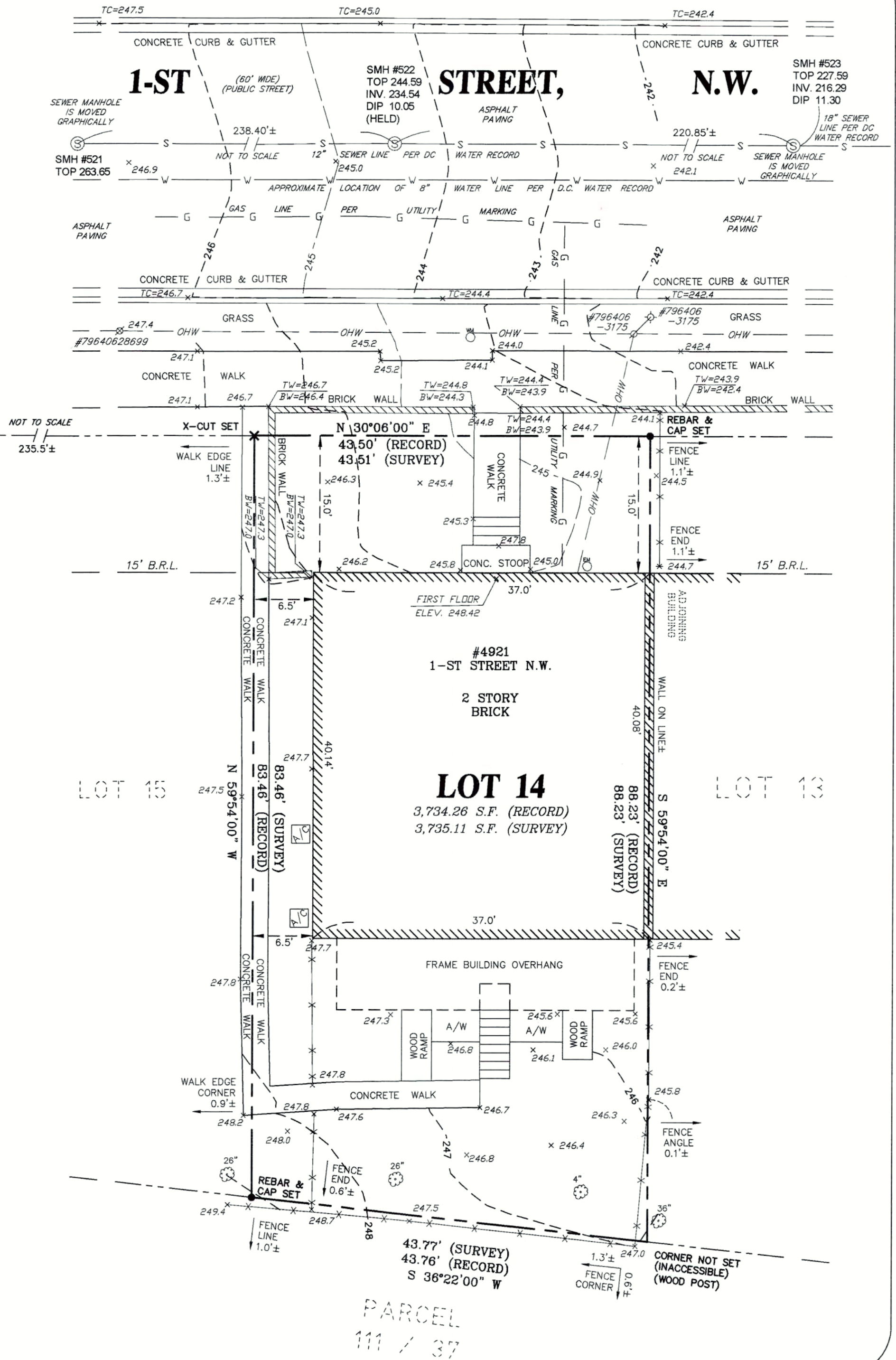
DATE:

*Awel I. Ahmed*

AWEL I. AHMED  
DC REGISTERED #2017-23 AND  
LICENSED SURVEYOR #908163



EMERSON STREET, N.W.



SNIDER & ASSOCIATES  
LAND SURVEYORS  
19544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-5100 • Fax 301/948-1286  
www.snidersurveys.com

DEPARTMENT: SURVEYING  
PROJECT NO.: 23-25002-BT  
DRAFTED BY: E.H. / A.I.A.  
CHECKED BY: A.I.A.

REFERENCES

DC SURVEYOR SUBDIVISION  
BOOK 102 PAGE 153  
DC RECORDER OF DEEDS  
DOCUMENT #2021132064

PLAT OF BOUNDARY &  
TOPOGRAPHIC SURVEY  
LOT 14, SQUARE 3401  
#4921 1-ST STREET,  
N.W. WASHINGTON, DC  
SCALE: 1" = 10'



**EXHIBIT**

**25**

DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR

Washington, D.C., February 7, 2023

Plat for Building Permit of :

SQUARE 3401 LOT 14

Scale: 1 inch = 20 feet

Recorded in Book 102 Page 153

Receipt No. 23-02117

Drawn by: A.S.

Furnished to: IGOR OSHURKOV

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

\_\_\_\_\_  
Surveyor, D.C.


I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application \_\_\_\_\_; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (*circle one*) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (*circle one*) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature:   
Date: 06/13/2023

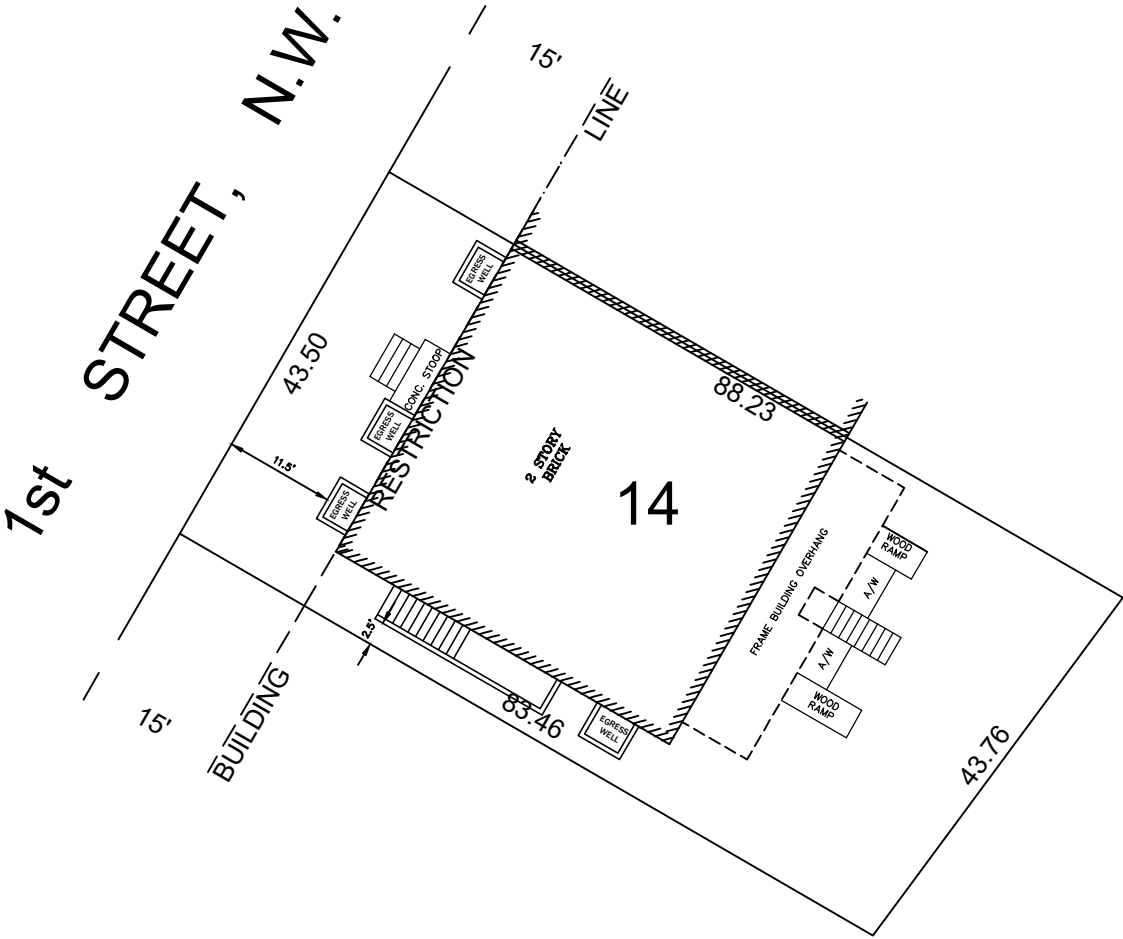
Printed Name: IGOR OSHURKOV Relationship  
to Lot Owner: ARCHITECT

If a registered design professional, provide license number  
ARC201045 and include stamp below.



SCALE: 1:20

SQUARE 3401





**EXHIBIT**

**31-34**

ARCHITECT:  
IGOR OSHURKOV, R.A.  
608 GALLATIN ST NW,  
WASHINGTON DC, 20011  
T: 571.225.7516  
E: IOSHURKOV@GMAIL.COM

RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

3	PERMIT REVISION	07/02/202
4		
1	PERMIT REVISION	04/22/24
NO	ISSUE/REVISION	DATE
PROJECT No:		
FILE NAME:		
DRAWN BY: IO		
CHECKED BY: IO		

SHEET TITLE  
**BASEMENT FLOOR  
PLANS**

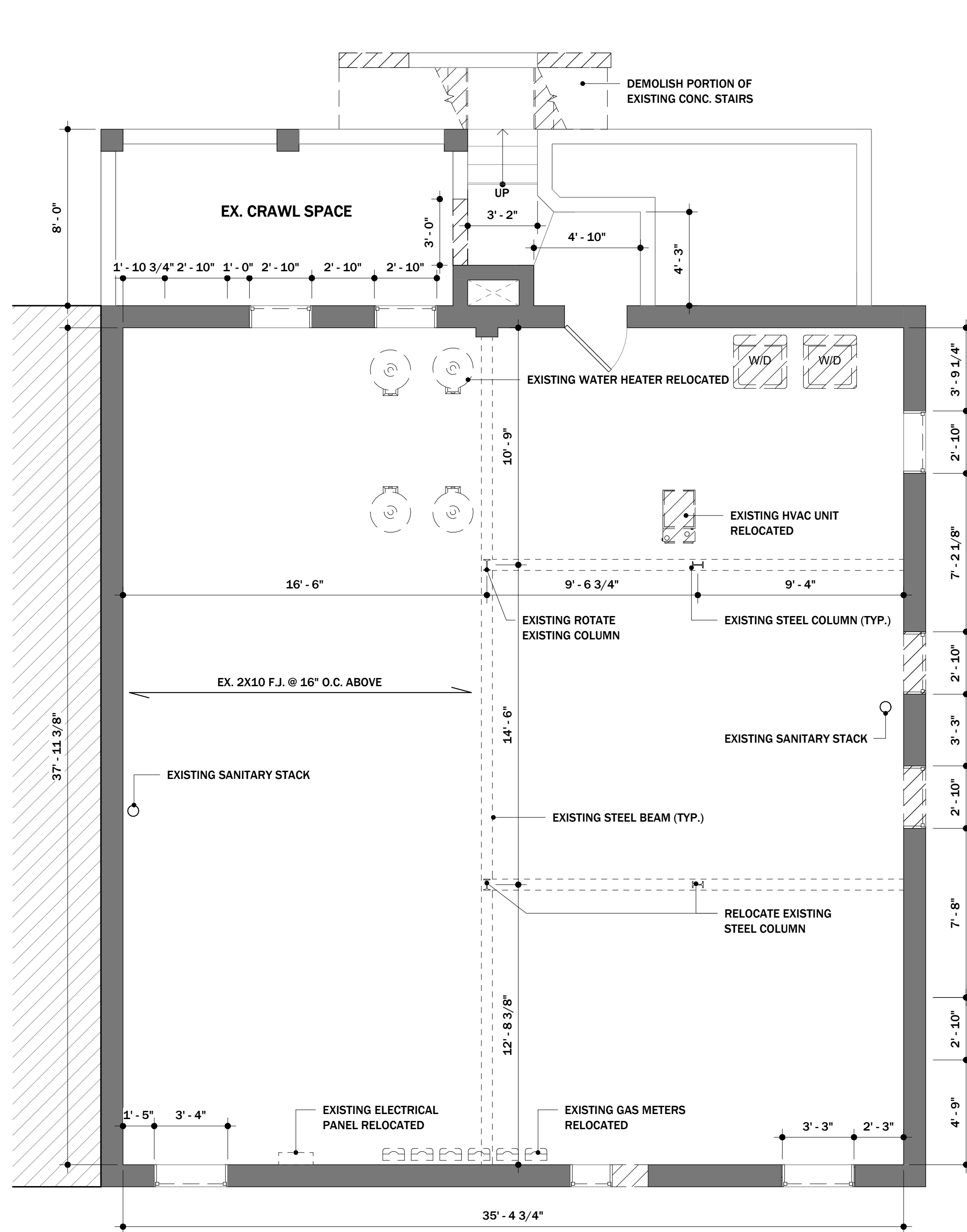
PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA.  
LICENSE NO. ABC000000, EXPIRATION DATE: 04/30/2024

PROFESSIONAL SEAL & SIGN



SHEET No.

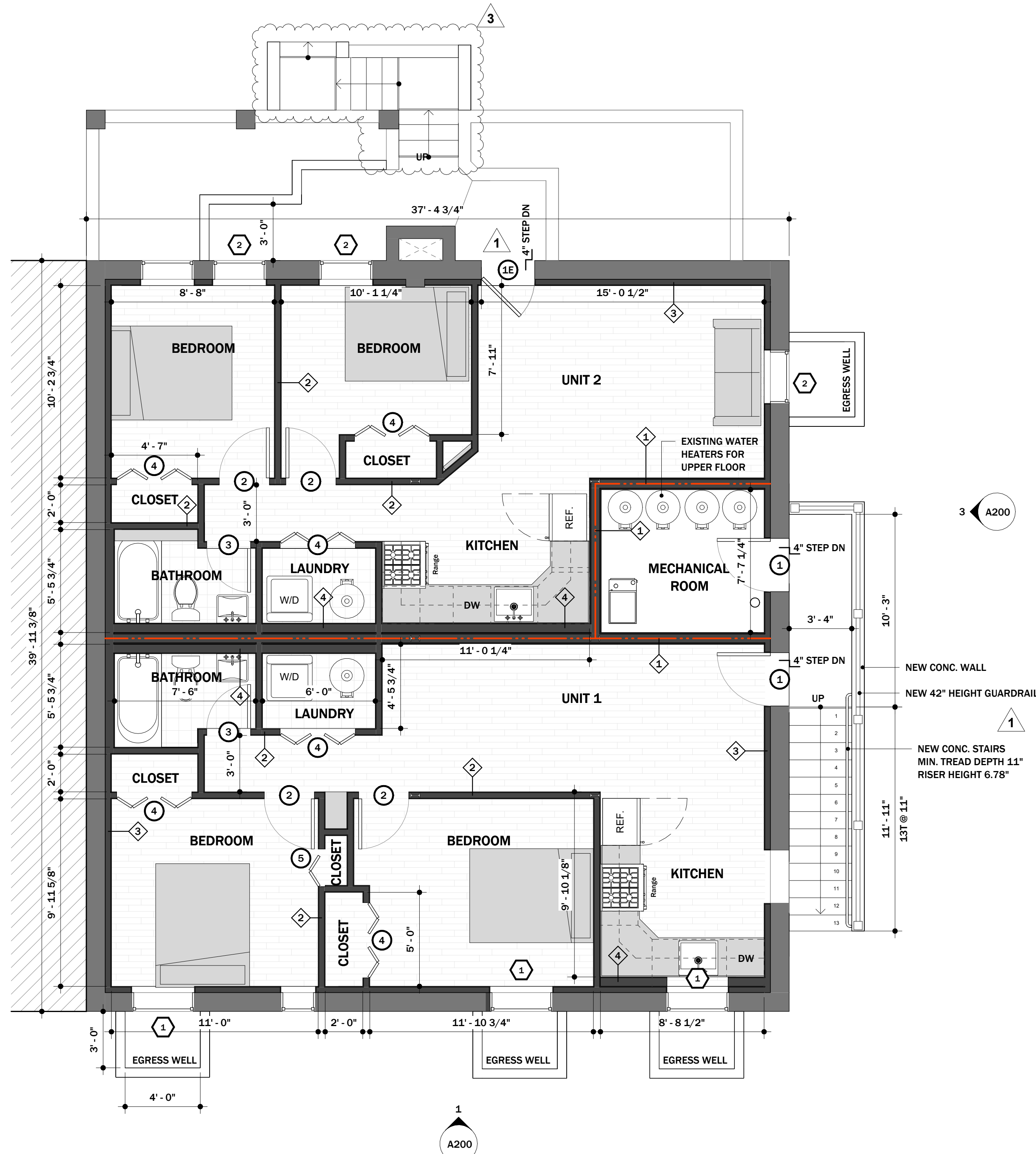
**A100**



**1** **DEMOLITION BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**DEMOLITION NOTES**

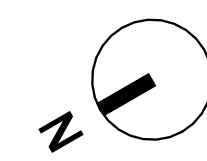
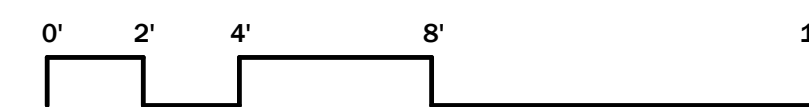
- DEMOLITION WORK INDICATED IS DIAGRAMMATIC AND NOT SHOWN INCLUSIVELY. MAJOR ITEMS OF DEMOLITION WORK ARE SHOWN WITH DASHED LINES. DEMOLITION DRAWINGS IS INTENDED TO DEMONSTRATE MAJOR ITEMS ONLY. CONTRACTOR IS REQUIRED TO PERFORM SELECTIVE DEMOLITION AS NEEDED TO ACCOMPLISH THE PROJECT EVEN IF NOT SPECIFICALLY NOTED. WHERE DEMOLITION IS REQUIRED THAT ALL SIMILAR OBJECTS IN THAT AREA BE ADDRESSED. IF DEMOLITION WORK IS UNCLEAR FOR ANY ITEM THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE OWNER FOR RESOLUTION BEFORE PROCEEDING.
- CONTRACTOR TO SEAL AND PROTECT EXIST. MECH SYSTEM DURING DEMOLITION AND CONSTRUCTION.
- ELECTRICAL CONTRACTOR TO REMOVE ALL OUTLETS, SWITCHES, FIXTURES AND SUPPLY LINES IN AREAS IDENTIFIED FOR DEMOLITION.
- CONTRACTOR TO KEEP SITE CLEAN.
- CONTRACTOR TO PROTECT ALL AREAS NOT UNDER CONSTRUCTION FROM DAMAGE DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE TEMPORARY SUPPORT AT ALL STRUCTURAL WALLS AS REQUIRED DURING DEMOLITION. TEMP. SUPPORT TO HAVE CONTINUOUS BEARING TO BASEMENT LEVEL AS REQUIRED.



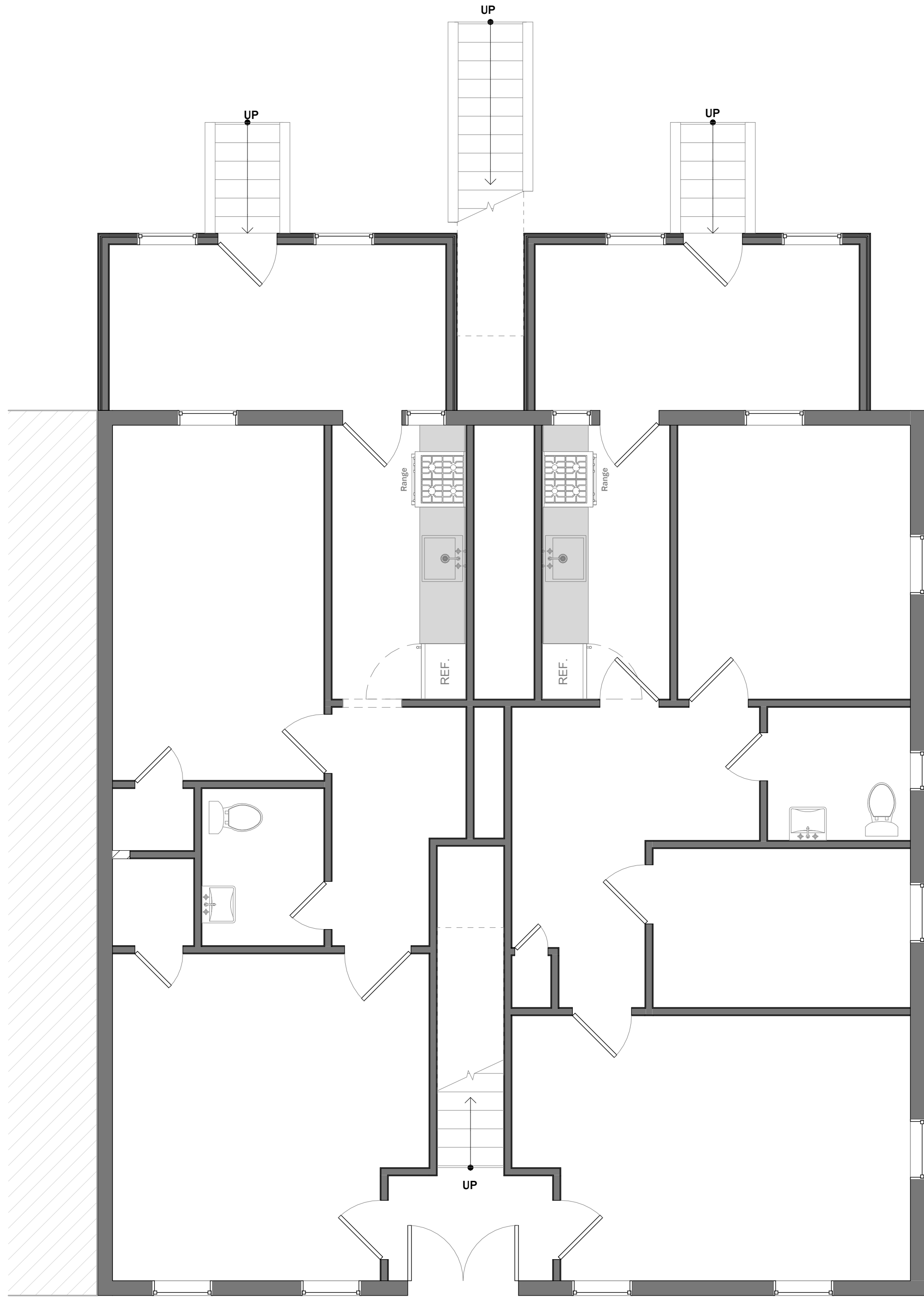
**2** **PROPOSED BASEMENT FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**COSTRUCTION NOTES**

- TYPICAL INTERIOR WALL IS 2X4 WOOD STUD AT 16" O.C. WITH 1/2" DRYWALL TO BOTH SIDES, U.N.O.
- DIMENSIONS SHOWN ARE FROM FINISHED FACE OF DRYWALL TO FINISHED FACE OF DRYWALL.
- USE MOISTURE RESISTANT DRYWALL AT ALL WET LOCATIONS.
- DOORS ARE TO BE LOCATED 6" FROM THE NEAREST PERPENDICULAR WALL OR CENTERED ON WALL, U.N.O.
- DOORS AT CLOSETS SHALL BE LOCATED AT THE CENTER OF THE INTERIOR FINISHED SPACE, U.N.O.
- THIS DRAWING IS BEING PROVIDED AS A GRAPHIC REPRESENTATION OF THE KITCHEN LAYOUT. ASSOCIATED PLANS, ELEVATIONS AND OTHER RELATED INFORMATION WILL BE PROVIDED BY A KITCHEN VENDOR.

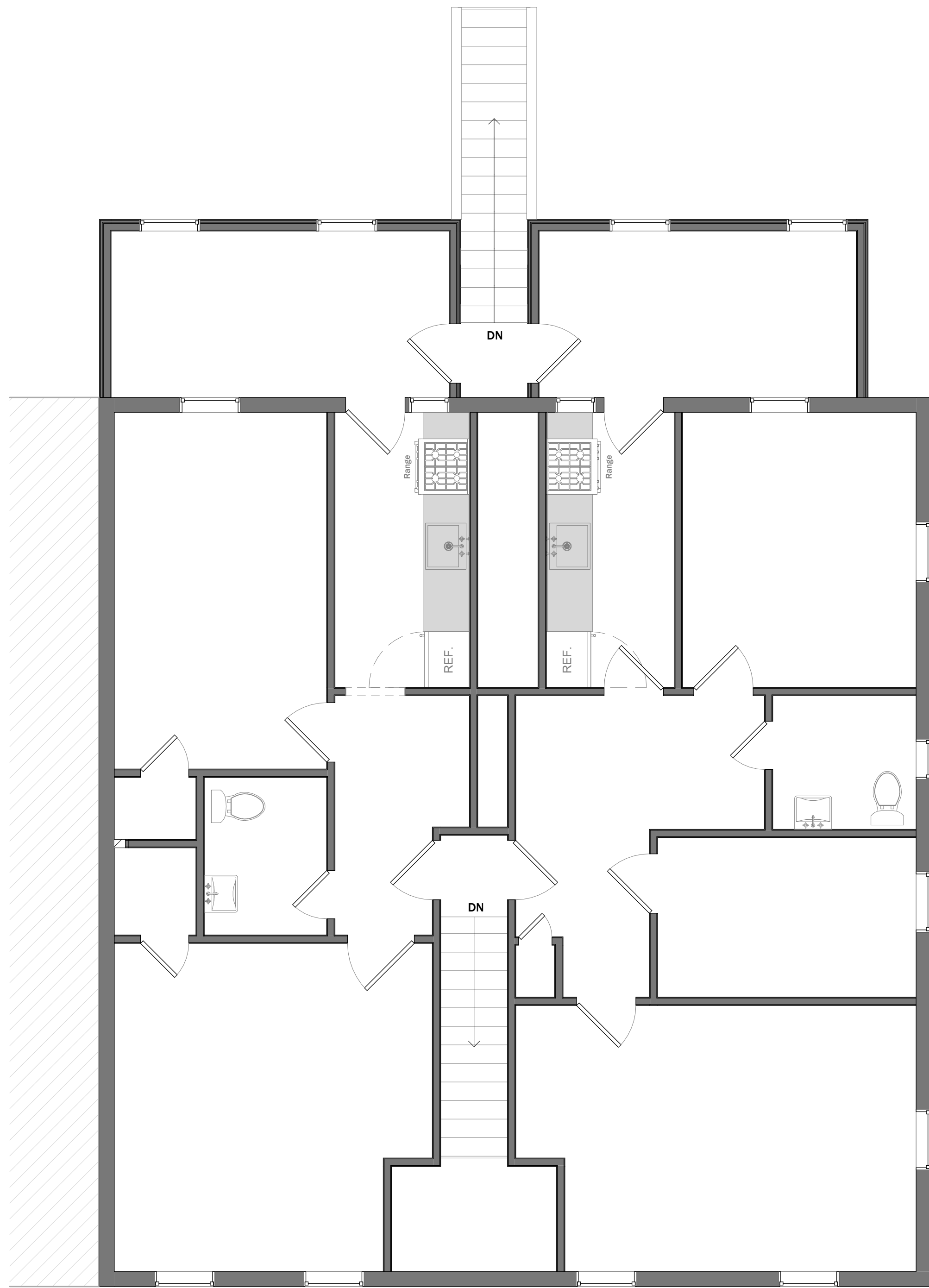






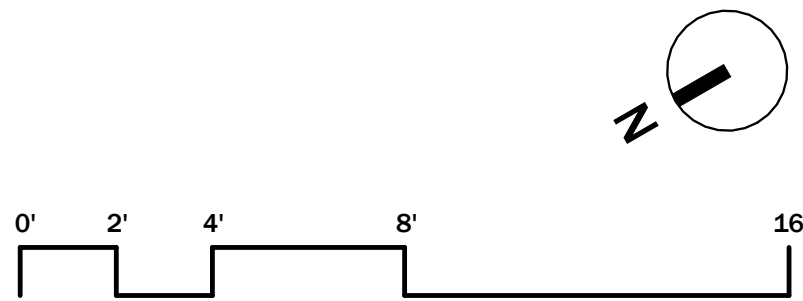
**1** EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



**2** EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



ARCHITECT:  
IGOR OSHURKOV, R.A.  
608 GALLATIN ST NW,  
WASHINGTON DC, 20011  
T: 571.225.7516  
E: IOSHURKOV@GMAIL.COM

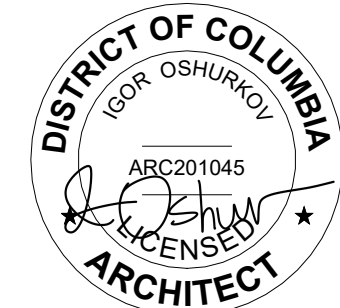
RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

NO	ISSUE/REVISION	DATE

SHEET TITLE  
EXISTING 1ST AND  
2ND FLOOR  
PLANS

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT I AM A  
DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA.  
LICENSE NO. ABC201045, EXPIRATION DATE: 04/30/2024

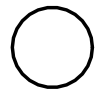
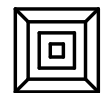
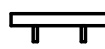
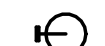



PROFESSIONAL SEAL & SIGN

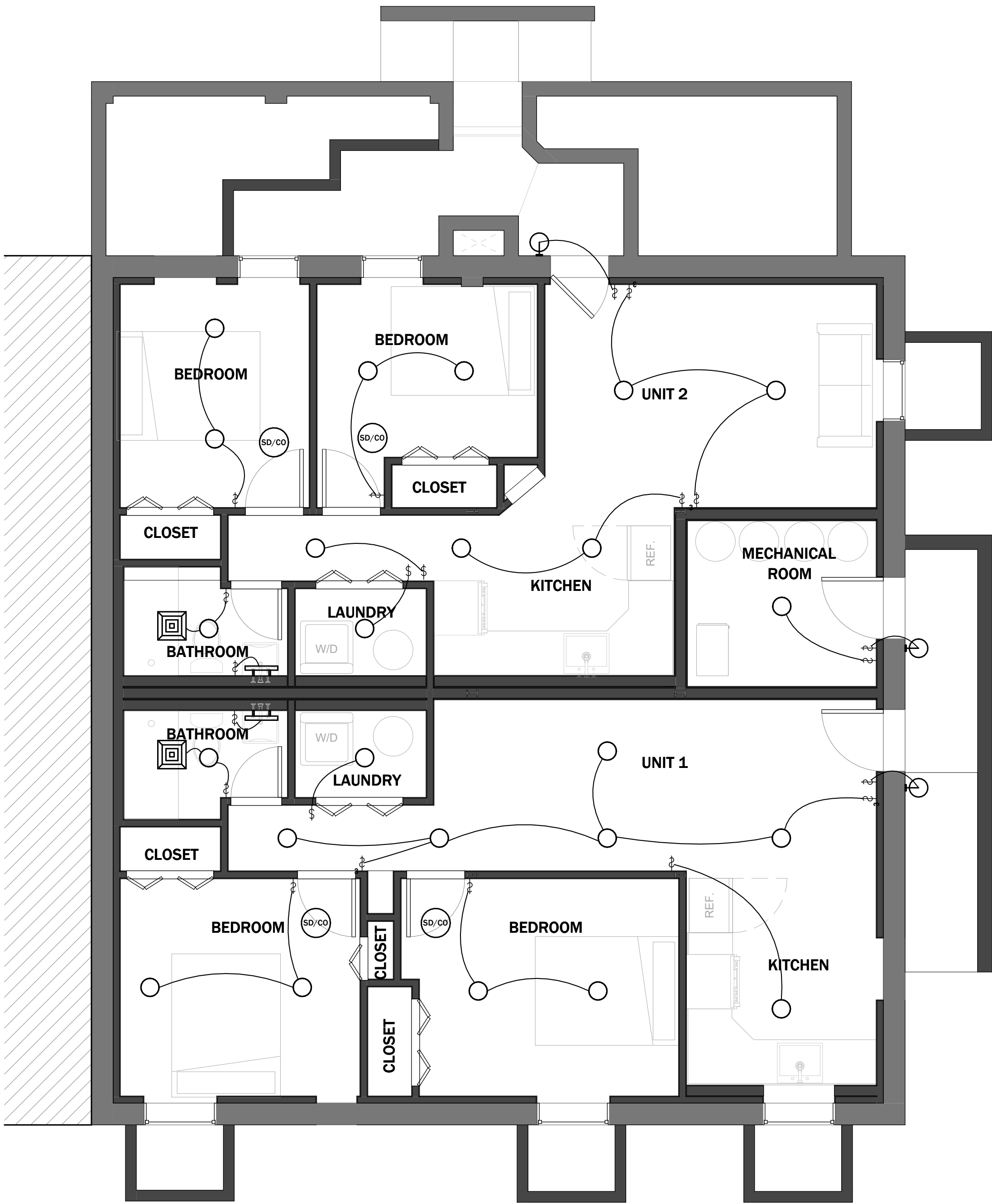


SHEET No.

**A101**

RCP  
LEGEND

-  SURFACE MOUNTED LIGHTING FIXTURE
-  CEILING MOUNTED EXHAUST FAN
-  WALL MOUNTED LIGHT FIXTURE
-  WALL MOUNTED LIGHT FIXTURE SCONCE
-  SINGLE POLE SWITCH, MOUNTING HEIGHT TO CENTERLINE ABOVE FINISHED FLOOR 4' - 0"
-  THREE WAY SWITCH
-  SMOKE AND CARBON MONOXIDE DETECTOR



**1** BASEMENT RCP  
SCALE: 1/4" = 1'-0"

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WASHINGTON DC, 20011  
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RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

NO	ISSUE/REVISION	DATE

PROJECT No:  
FILE NAME:  
DRAWN BY: IO  
CHECKED BY: IO

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LICENSE NO. ABC201045, EXPIRATION DATE: 04/30/2024

PROFESSIONAL SEAL & SIGN



SHEET No.

**A103**





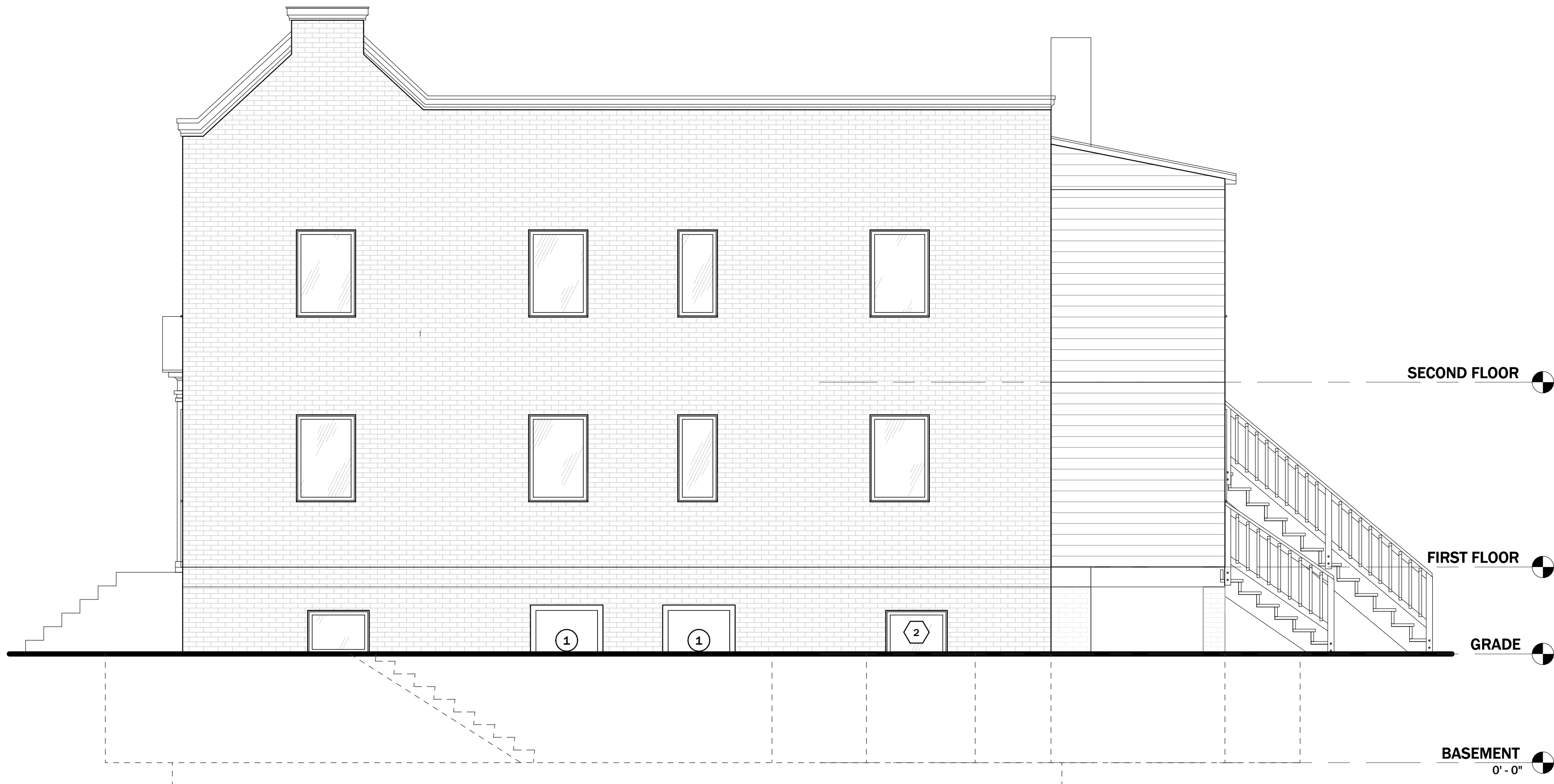
**1** NORTH WEST (FRONT) ELEVATION

SCALE: 1/4" = 1'-0"



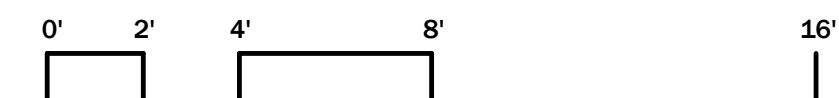
**2** SOUTH EAST (REAR) ELEVATION

SCALE: 1/4" = 1'-0"



**3** SOUTH WEST (SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



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RENOVATION PLANS FOR:  
**4921 1st NW**  
Washington DC, 20011

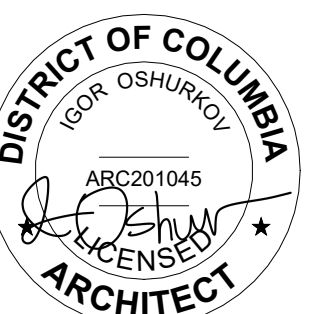
NO	ISSUE/REVISION	DATE

PROJECT No:  
FILE NAME:  
DRAWN BY: IO  
CHECKED BY: IO

SHEET TITLE  
**ELEVATIONS**

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PREPARED OR APPROVED BY ME, AND THAT I AM A  
DAILY LICENSED PROFESSIONAL ARCHITECT UNDER THE  
LAWS OF THE DISTRICT OF COLUMBIA.  
LICENSE NO. ABC201045, EXPIRATION DATE: 04/30/2024

PROFESSIONAL SEAL & SIGN



SHEET No.

**A200**

**EXHIBIT**

**39**



## Certification of Proficiency

I hereby certify that I have read the rules of practice and procedure of the D.C. Board of zoning adjustment ("Board") as set forth in subtitle Y of title 11 of district of Columbia Municipal Regulation ("2016 zoning regulations") and I am able to competently represent the owner in proceeding before board.

*Patricia Ferrufino Mendoza*

Patricia F Mendoza

**EXHIBIT**

**40**



DOLLISON, SONJA D  
1312 ALLISON ST NE  
WASHINGTON DC 20017-2709

AMAYA, MARIA FIDELINA  
4905 1ST ST NW  
WASHINGTON DC 20011-3351

COLEMAN, BROWN  
1666 FORT DAVIS ST SE  
WASHINGTON DC 20020-1043

GARDNER, ALEXIS  
4937 1ST ST NW  
WASHINGTON DC 20011-3359

OHANYERENWA, E M  
4906 1ST ST NW  
WASHINGTON DC 20011-3302

ROLLINS, GORDON N  
4915 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

COLLINS, HAROLD L  
PO BOX 9559  
WASHINGTON DC 20016-9559

JETER-WALL, KRISTY  
4904 1ST ST NW  
WASHINGTON DC 20011-3302

GRAHAM, JACQUELINE W  
4917 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

WOODEN, BETTE D  
910 IRVING ST NE  
WASHINGTON DC 20017-3416

NICHOLS, PAMELA L  
4902 1ST ST NW  
WASHINGTON DC 20011-3302

HARRIS, JEAN D  
4919 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

COLLINS, HAROLD L  
PO BOX 9559  
WASHINGTON DC 20016-9559

HODGES, SPEARE L

PATTERSON, MILDRED E  
4921 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

MOTT, TYLER  
8522 BONDS GROVE CHURCH RD  
WAXHAW NC 28173-8343

SULLIVAN, RENAY D  
4914 1ST ST NW  
WASHINGTON DC 20011-3302

ADAMS, TRACEY L  
4923 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

MOTT, TYLER A  
4917 1ST ST NW  
WASHINGTON DC 20011-3354

MULROW, DANIEL J  
2200 17TH ST NW  
WASHINGTON DC 20009-4001

CHRISTIANA JUNE GRIMSLEY TRUSTEE  
4925 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

GEBREYOHANNES, IYOB  
4913 1ST ST NW # 3  
WASHINGTON DC 20011-3353

KOMOLAFE, DAMILOLA  
10507 ELDERS HOLLOW DR  
BOWIE MD 20721-1842

AMUD JUAN, BAUTISTA  
4927 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

MARTINEZ, GRISELDA  
4909 1ST ST NW  
WASHINGTON DC 20011-3352

WHITTED, EDNA L  
4909 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

WHARTON, SHARON  
4929 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

5001 1ST STREET NW LLC  
3251 MOUNT PLEASANT ST NW FL 3  
WASHINGTON DC 20010-2103

BORDERS, NANCY  
4911 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

OLKER, ROBERT C  
4931 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113



WINGFIELD, ANTONIO P  
PO BOX 92297  
WASHINGTON DC 20090-2297

CHACON, MARIA  
4920 1ST ST NW  
WASHINGTON DC 20011-3302

FITCH, PAUL D  
4938 1ST ST NW  
WASHINGTON DC 20011-3302

MOORE, RENEE J  
1421 PRIMROSE RD NW  
WASHINGTON DC 20012-1223

JEFFERSON, DOROTHY Z  
5200 N CAPITOL ST NW # 303  
WASHINGTON DC 20011-6759

FUTRELL, GRACE E  
4916 1ST ST NW  
WASHINGTON DC 20011-3302

JOHNSON, CORINA  
2833 27TH ST NW # 3  
WASHINGTON DC 20008-4129

HOLZ, SARAH D  
4935 NEW HAMPSHIRE AVE NW  
WASHINGTON DC 20011-4113

VANEGAS, FRANCISCO A  
4932 1ST ST NW  
WASHINGTON DC 20011-3302

ROCK CREEK PARISH CEMETERY

GROSS, MATTHEW I  
4930 1ST ST NW  
WASHINGTON DC 20011-3302

MITCHELL, BUTKY  
4901 1ST ST NW UNIT 5  
WASHINGTON DC 20011-3329

WASHINGTON, CHERYL A  
4928 1ST ST NW  
WASHINGTON DC 20011-3302

LUNA, ASTRYD I  
4901 1ST ST NW UNIT 1  
WASHINGTON DC 20011-3324

BALDI, AZIZA  
208 FARRAGUT ST NW # 102  
WASHINGTON DC 20011-4158

MATALBERT, CHRIST-SHAMMA  
4901 1ST ST NW UNIT 3  
WASHINGTON DC 20011-3327

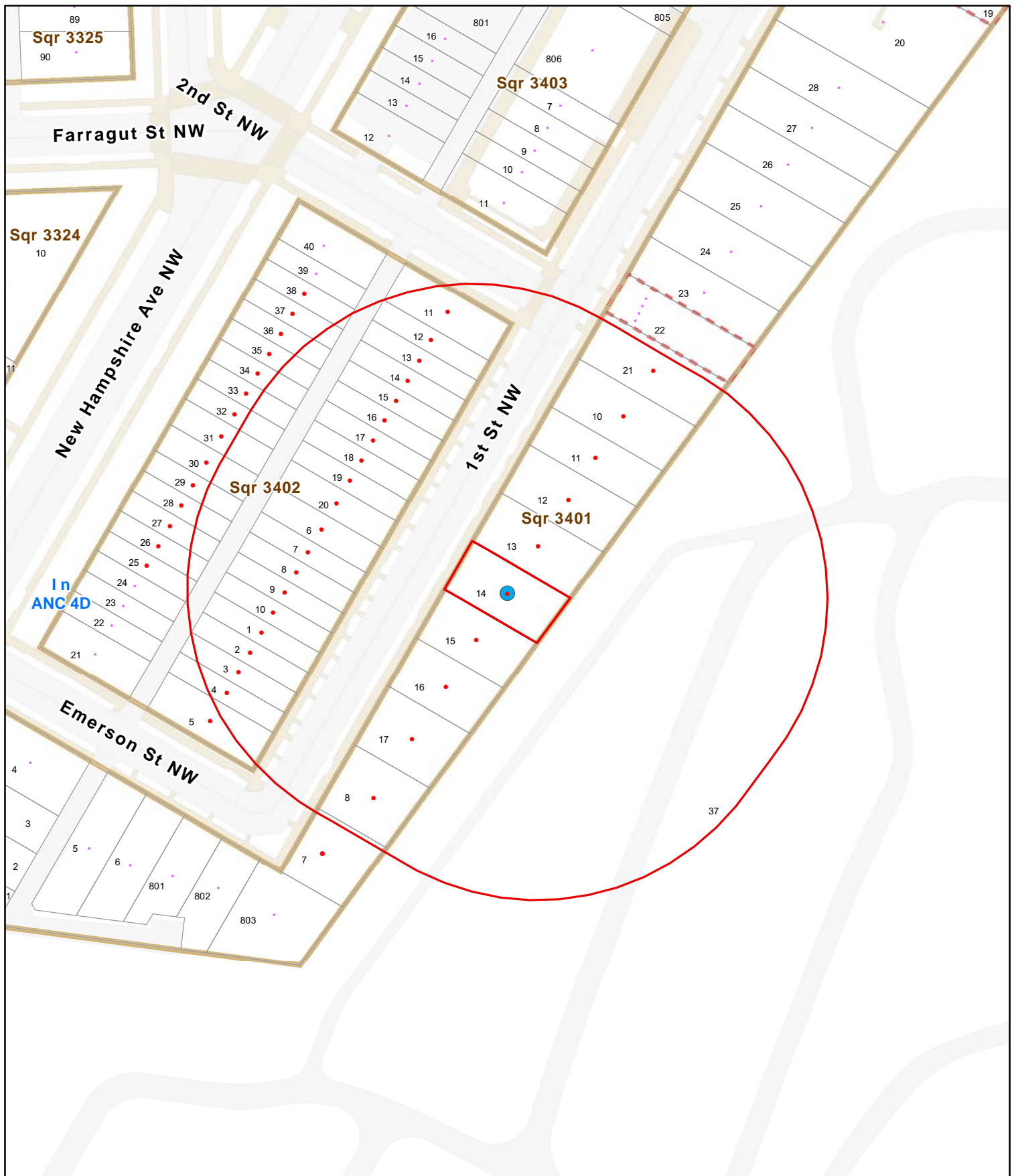
MICHAEL, MARY L  
PO BOX 56025  
WASHINGTON DC 20040-6025

ROBSON, TIFFANY  
4901 1ST ST NW UNIT 2  
WASHINGTON DC 20011-3326

BURRELL, ABIONA A  
4922 1ST ST NW  
WASHINGTON DC 20011-3302

ZIGMUND, TRICIA  
4901 1ST ST NW UNIT 4  
WASHINGTON DC 20011-3328





- Subject Property
- Radius
- Ownership Lots
- - - Condo Lots
- DC Squares
- ANC Boundary

## MyTax DC Radius Map Request

Subject Property ID: 3401 0014



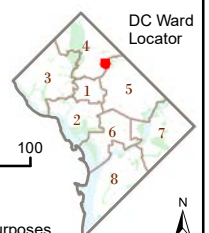
DC Office of Tax and Revenue  
Real Property Assessment Division  
Maps and Titles Assessment Roll  
Geographic Information Systems



1:1,200

0 100  
Feet

Print Date: 3/4/2025  
For general planning purposes





**EXHIBIT**

**41**

4921 1st St. NW

### **Burden of Proof Statement**

Board of Zoning Adjustments  
441 4th St., NW, Suite 210-S  
Washington, D.C., 20001

We are requesting a special exception under Subtitle X § 901.2 of which both subsection (a); the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, as well as subsection (b); the special exception will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. The addition of the two proposed units to the existing multi-family building would certainly be in harmony with the general purpose of providing housing to multiple smaller family units at a more affordable price point and efficient use of space than single family units. The proposed units would also not adversely affect the use of neighboring properties as this proposed project is nearly identical to the project already completed by the same owner at 4917 1st St. NW. The aforementioned project at 4917 1st St. NW was approved and completed more than 2 years ago and has not had any impact on the neighboring properties.

**EXHIBIT**

**42**



4921 1st St. NW

**Statement of Intended Uses**

Board of Zoning Adjustments  
441 4th St., NW, Suite 210-S  
Washington, D.C., 20001

The subject property's current use is multi-family with 4 current apartments and an unconditioned basement. The intended use is to convert the unfinished basement into two separate additional apartment units. This intended use does not include any changes to the exterior envelope or height of the building. There will also not be any changes to the grade. An automatic sprinkler system will be added to the basement to cover the proposed units.

**EXHIBIT**

**43**

4921 1st St. NW

Jan. 9th, 2024

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW, Suite 210-S  
Washington, D.C., 20001

Re: Authorization Letter for BZA Application #

Dear Board Members:

As owner of the property at 4921 1st St. NW (3401, 0014), I hereby authorize Patricia Ferrufino to represent my interests to the zoning board concerning the above-referenced application.

Sincerely,

Tyler Mott

A handwritten signature in black ink, appearing to read "Tyler Mott", with a long horizontal stroke extending to the right.




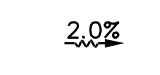
**EXHIBIT**

**44-47**

☐ SITE & GRADING PLAN KEYNOTES

1. 11 RISERS @ 7 $\frac{1}{2}$ "
2. 11 RISERS @ 7 $\frac{1}{2}$ "
3. CRAWL SPACE
4. WINDOW WELL, TYP.
5. STAIRS TO UPPER LEVEL, TYP.
6. LIMIT OF DISTURBANCE, TYP.

GRADING PLAN LEGEND

-  BUILDING FOOTPRINT
- 90 — EXISTING MAJOR CONTOUR
- 89 -- EXISTING MINOR CONTOUR
- × 87.54 EXISTING SPOT ELEVATION
- 90 — PROPOSED MAJOR CONTOUR
- 89 -- PROPOSED MINOR CONTOUR
- × 90.88 PROPOSED SPOT ELEVATION
- × TC90.63 BC90.05(ME) PROPOSED TOP/BOTTOM CURB ELEVATIONS
-  PROPOSED GRADE AND DIRECTION









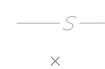



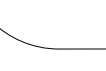





GENERAL GRADING, DRAINAGE, & ACCESSIBILITY NOTES

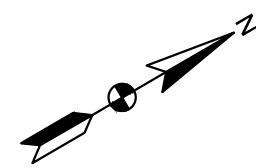
1. MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. PROVIDE TEMPORARY FACILITIES, PUMPING ARRANGEMENTS, OR CONNECTIONS AS REQUIRED TO MAINTAIN DRAINAGE.
2. SITE GRADING AND PAVING WORK SHALL BE DONE IN SUCH A MANNER TO ENSURE POSITIVE DRAINAGE TO ALL STORM DRAIN INLETS, AND PREVENT CREATION OF LOW POINTS AND PONDING ON FINISHED SURFACES.
3. SPOT ELEVATIONS WHERE TYING INTO EXISTING PAVING ARE SHOWN AS APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR, WITH DISCREPANCIES NOTED TO THE DESIGN ENGINEER. CONTRACTOR SHALL MATCH EXISTING GRADE AND PROVIDE SMOOTH TRANSITION.
4. MIN 42" HEIGHT ADA-COMPLIANT PEDESTRIAN GUARDRAILS SHALL BE INSTALLED AT WALLS, CURBS, AND CHANGES IN ELEVATIONS OVER 30" IN HEIGHT.
5. ACCESSIBLE ROUTES SHALL BE INSTALLED WITH 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE RAMPS AND CURB RAMPS SHALL BE INSTALLED WITH 8.33% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE RAMPS SHALL BE MAXIMUM 30' LONG AND HAVE ADA COMPATIBLE HANDRAILS/PEDESTRIAN GUARDRAILS AND LANDINGS. ACCESSIBLE PARKING SPACES, AISLES, AND LANDINGS SHALL BE INSTALLED WITHIN A 2% MAXIMUM SLOPE IN ANY DIRECTION. ACCESSIBLE ROUTES, RAMPS, CURB RAMPS, AND PARKING SPACES/AISLES SHALL BE IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
6. EXISTING ACCESSIBLE PATHS ON SITE SHALL BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL MODIFY ANY EXISTING ACCESSIBLE PATHS TO ENSURE ADA REQUIREMENTS ARE MET, INCLUDING BUT NOT LIMITED TO GRINDING DOWN VERTICAL CHANGES OF ELEVATION GREATER THAN OR EQUAL TO 1/4" (1/2" WITH BEVELED EDGE) SUCH AS AT CONCRETE JOINTS.
7. INSTALL SIDEWALKS WITH A CROSS SLOPE BETWEEN 1% AND 2% SLOPED TO DRAIN AS SHOWN ON THE DRAWING, OR WHERE NOT INDICATED, AWAY FROM THE BUILDING AND TOWARD THE GENERAL DRAINAGE DIRECTION. FOR INTERSECTIONS OF 2 OR MORE SIDEWALKS, INSTALL THE AREA OF INTERSECTION (EQUAL TO THE WIDTH OF SIDEWALK) BETWEEN 1% AND 2% SLOPE.
8. PROVIDE A MINIMUM 5'X5' EXTERIOR LANDING OUTSIDE OF BUILDING DOORS AND AT THE TOP AND BOTTOM OF ACCESSIBLE RAMPS. LANDING SHALL BE SLOPED BETWEEN 1%-2%.
9. NOTIFY THE CIVIL DESIGN ENGINEER WHERE GRADING REDUCES COVER OVER EXISTING UTILITIES BELOW THE MINIMUM REQUIRED BY BUILDING CODE (OR APPLICABLE LOCAL CODE WHERE NOT ON PRIVATE PROPERTY).
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.5% MINIMUM SLOPE ALONG ALL CURB / CURB AND GUTTER AND 1.0% MINIMUM SLOPE ON PAVEMENT, UNLESS OTHERWISE APPROVED BY THE DESIGN ENGINEER.

GRADING PLAN NOTES

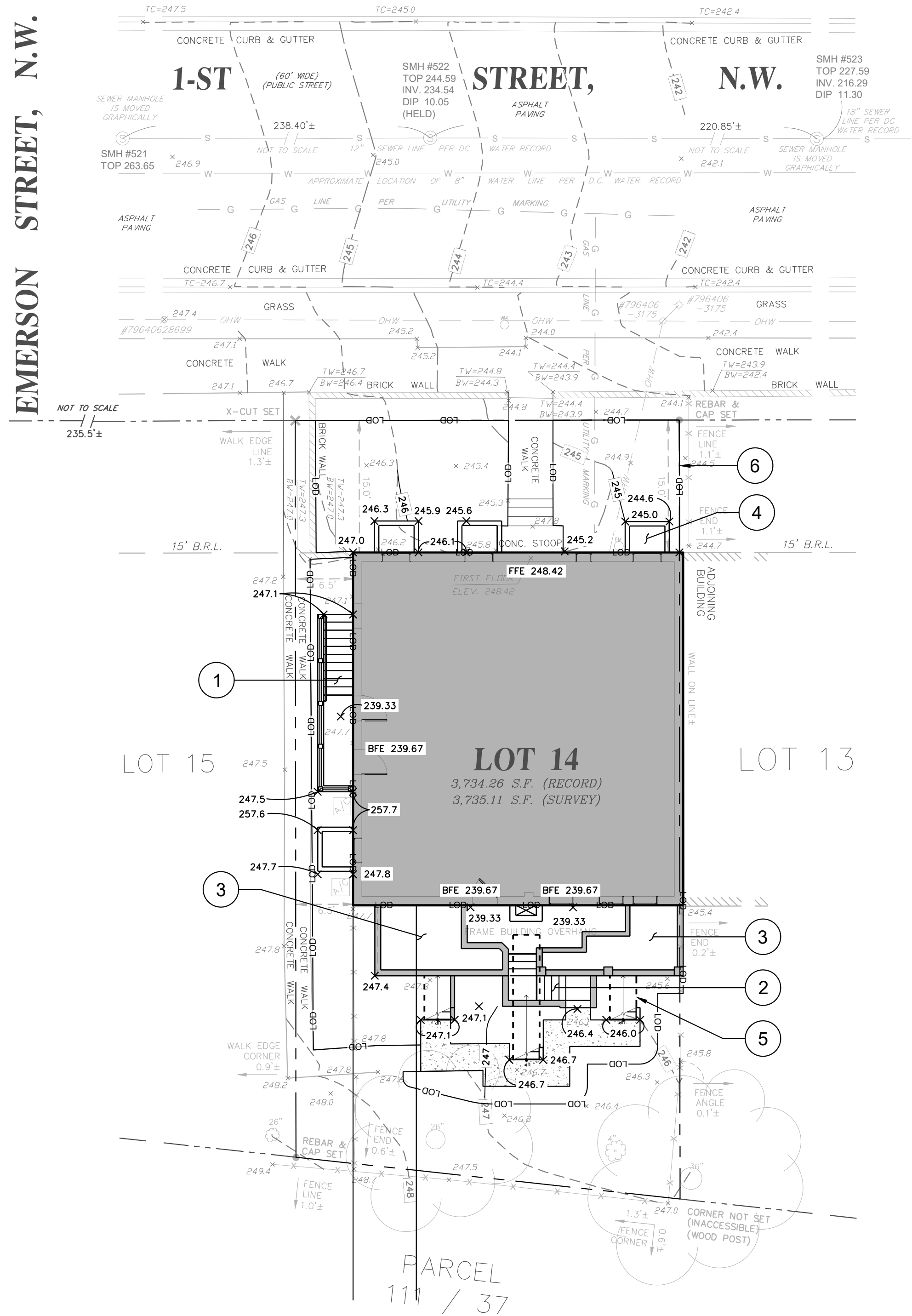
1. THIS PLAN IS PROVIDED FOR PROPOSED GRADING PLAN PURPOSES ONLY.
2. EXISTING CONDITIONS IS TAKEN FROM PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY BY SNIDER & ASSOCIATES LAND SURVEYORS, DATED 2/13/2023.
3. REFER TO EROSION & SEDIMENT CONTROL PLANS BY OTHERS.
4. ALL EXISTING FEATURES ARE NOT NECESSARILY DEPICTED ON THIS PLAN. REFER TO THE TOPOGRAPHIC SURVEY.
5. REFER TO ARCHITECTURAL PLANS BY IGOR OSHURKOV, R.A.
6. AREAWAY DRAINS ARE NOT DEPICTED. REFER TO UTILITY AND PLUMBING PLANS BY VECO ENGINEERS.
7. REFER TO STRUCTURAL PLANS BY OTHERS.

LEGEND

- |   |                      |   |                    |
|---|----------------------|---|--------------------|
|  | ELECTRIC METER       |  | BOUNDARY MONUMENTS |
|  | POWER POLE           |  | CHAIN LINK FENCE   |
|  | AIR CONDITIONER UNIT |  | GAS UTILITY LINE   |
|  | OVERHEAD WIRE        |  | DECIDUOUS TREE     |
|  | WATER METER          |  | TOP OF WALL        |
|  | WATER UTILITY LINE   |  | BOTTOM OF WALL     |
|  | SANITARY MANHOLE     |  | TOP OF CURB        |
|  | SEWER UTILITY LINE   |  | CONCRETE           |
|  | SPOT ELEVATION       |  | LIGHT POLE         |



EMERSON STREET, N.W.



4921 1ST STREET NW  
WASHINGTON, DC 20011  
SQUARE 3401, LOT 14

AMT LLC  
PROFESSIONAL ENGINEERS & LAND SURVEYORS  
10 G STREET NE, SUITE 430  
WASHINGTON, DC 20002  
PHONE (202) 289-4545  
EMAIL: AMT1@AMTENGINEERING.COM

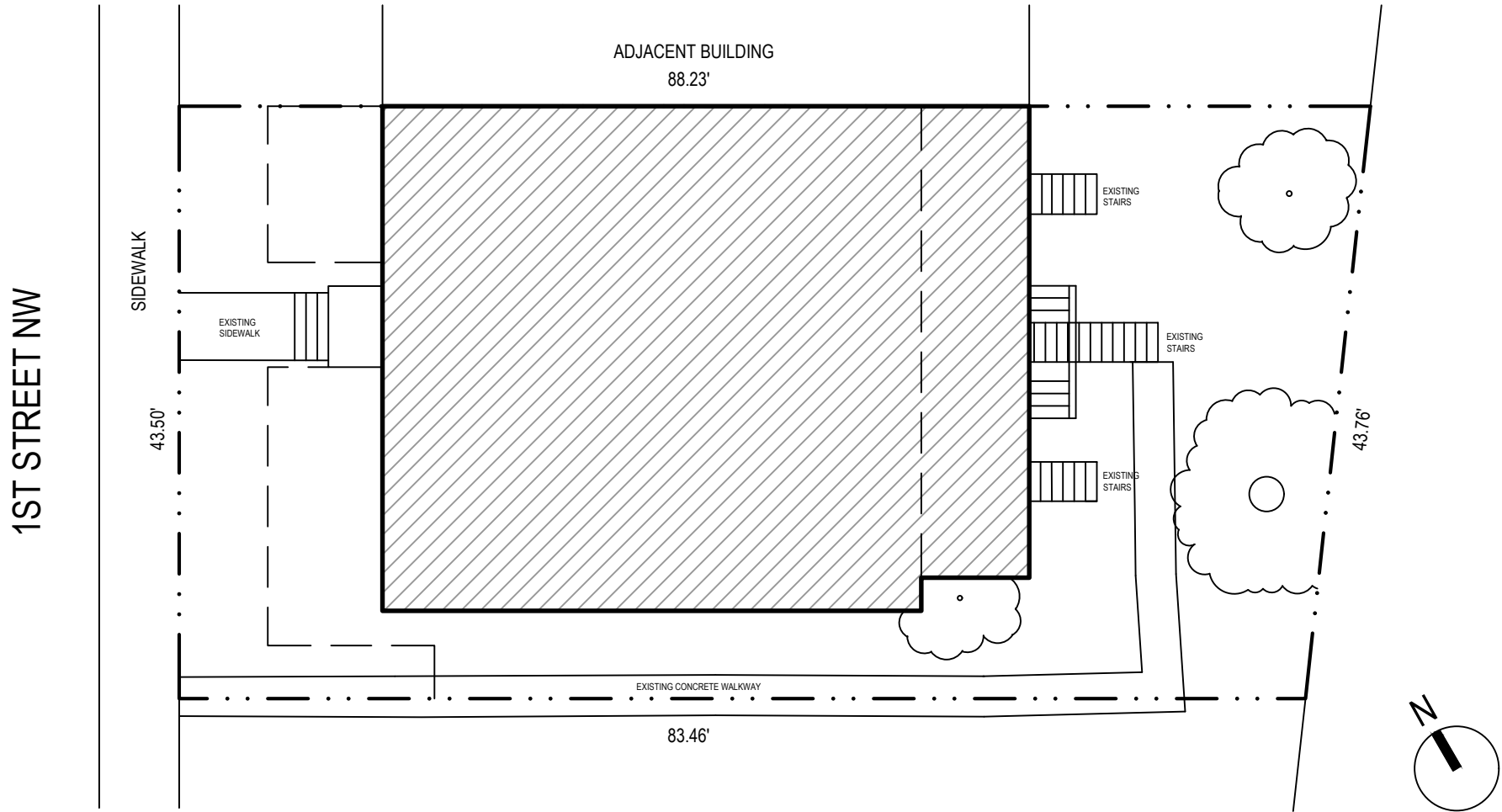
MARK	DATE	DESCRIPTION
0	08.14.2024	DRAFT

PROJECT NO:	24-0353.001
SCALE:	AS NOTED
DESIGNED BY:	JSS
DRAWN BY:	JSS
CHECKED BY:	JSS
SHEET TITLE	

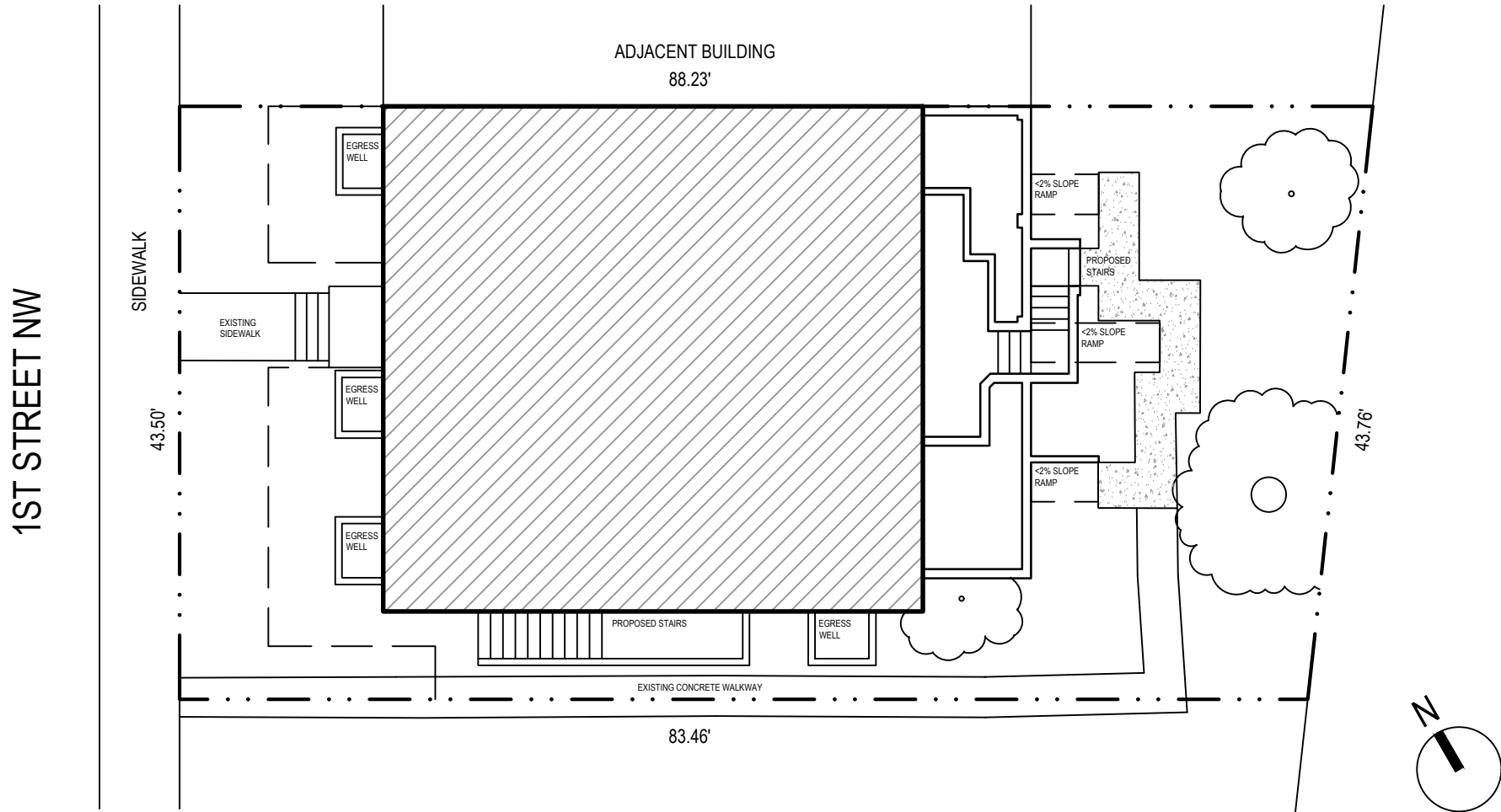
SITE GRADING PLAN

C100

SHEET 1 OF 1



4921 1ST STREET NW LANDSCAPE - EXISTING



4921 1ST STREET NW LANDSCAPE - PROPOSED



**EXHIBIT**

**51**



BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
4921 1st street NW, WASHINGTON DC 20011	3401	14	RA-1

Single-Member Advisory Neighborhood Commission District(s):

4D

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 type="checkbox"/>	X § 1000.1 - Area Variance	<input checked="" type="checkbox"/>	X § 901.2-Special Exception
Pursuant to Subsections						U421.1

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.


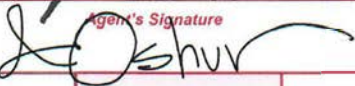
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination 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)

Owner's Signature 		Owner's Name (Please Print) Tyler Mott	
Agent's Signature 		Agent's Name (Please Print) Igor Oshurkov	
Date	10/30/24	D.C. Bar No.	
		or	Architect Registration No. ARC201045



**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.)	3,734 SF	1,800 SF	N/A	3,734 SF	N/A
Lot Width (ft. to the tenth)	43.5 Feet	30 Feet	N/A	43.51 Feet	N/A
Lot Occupancy (building area/lot area)	47%	N/A	40%	47%	N/A
Floor Area Ratio (FAR) (floor area/lot area)	0.95	N/A	0.9	0.95	N/A
Parking Spaces (number)	0	0	0	0	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	15.1 Feet	15 Feet	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	21.3 Feet	20 Feet	N/A	N/A	N/A
Side Yard (ft. to the tenth)	6.5 Feet	5-15 Feet	N/A	N/A	N/A
Court, Open (width by depth in ft.)	1,934 Feet	10 Feet	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	25 Feet	N/A	40'	N/A	N/A
Solar Shading of Abutting Properties	N/A	N/A	N/A	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.





**EXHIBIT**

**53**



Statement of Future Contact

Feb 20, 2025

We, applicant Tyler Arthur Mott, will contact our local ANC (5E), local community/civic groups, the Office of Planning, and our two adjacent property owners to discuss our application.

We pledge to submit a statement of our efforts made to contact all the above listed entities well in advance of the 14 days prior to our scheduled public hearing. We intend to advise all parties of our application shortly following our submission of an accepted application.

Sincerely,

Tyler A. Mott

**EXHIBIT**

**54**

## CERTIFICATE OF SERVICE

BZA Application # BZATmp3255

Pursuant to the requirements of subtitle Y 407.3,1 I certify that a copy of the application and all accompanying documents have been served upon:

- (a) The Main ANC Office
- (b) The ANC Single Member District Office
- (c) The Office of Planning

Service was made on DATE by email to following:

- 1- ANC 4D  
[4D@anc.dc.gov](mailto:4D@anc.dc.gov)
- 2- 4D05  
[4D05@anc.dc.gov](mailto:4D05@anc.dc.gov)
- 3- Office of Planning  
[Joel.lawson@dc.gov](mailto:Joel.lawson@dc.gov)