

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

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.:

21393

Motion of:

Applicant

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

Accept revised of Form 135 to correct rear yard setback dimension to be consistent with Burden of Proof Statement and ZR2016 measurement definition.

Points and Authorities:

Please 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.

This is a technical revision for consistency between documents. No substantive change of the application is requested.

Consent: Despite diligent efforts consent could not be obtained

Further Explanation: Notice of change was emailed to ANC and bzsubmission@dc.gov on Friday 11/21/25. Response had not been received at the time of this submission.

CERTIFICATE OF SERVICE

I hereby certify that on this

21

day of

November

,

2025

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:

(email)

Signature:

joel Heisey

Print Name:

joel Heisey

Address:

1516 12th St NW, WDC 20005

Phone No.:

2022575921

E-Mail:

dchome@hotmail.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 21393
EXHIBIT NO. 24

FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	
	Square and Lot(s) <i>Note: Parcels start with "PAR"</i>	
	Zone District(s)	
	ANC Single Member District(s)	

Certification <i>Select relief requested</i>	<i>The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter (include all relevant section citations, e.g. "E-210.1 and E-5201"):</i>	
	Special Exception X § 901.2	Zoning Regulations Section(s)
	Area Variance X § 1002.1(a)	Zoning Regulations Section(s)
	Use Variance X § 1002.1(b)	Zoning Regulations Section(s)

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 Buildings 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 Name (Print)	Owner Signature	
		
Agent Name (Print)	Agent Signature	DC Bar No. or Architect Registration No.
		
Date:		

NOTES AND COMPUTATIONS

All fields should be filled in completely, insert “N/A” where not applicable

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation/ Percentage
Lot Area (sq. ft.)	812	1500	-	812	n/a
Lot Width (ft. to the tenth)	16.0	18.0	-	16.0	n/a
Lot Occupancy (building area/lot area)	64	-	60	74	23%
Gross Floor Area (sq. ft.)	n/a	-	-	-	n/a
Floor Area Ratio (FAR) (floor area/lot area)	n/a	-	-	-	n/a
Principal Building Height (stories) <i>Check boxes applicable to proposed project below:</i> <div><input type="checkbox"/> Basement <input type="checkbox"/> Penthouse <input type="checkbox"/> Cellar <input type="checkbox"/> Rooftop Structure <input checked="" type="checkbox"/> None</div>	2	-	3	2	n/a
Principal Building Height (ft. to the tenth)	+/-28.0	-	35.0	28.0	n/a
Accessory Building Height (stories)	n/a	-	-	-	n/a
Accessory Building Height (ft. to the tenth)	n/a	-	-	-	n/a
Front Yard (ft. to the tenth)	0	-	--	0	n/a
Rear Yard (ft. to the tenth)	11.3	20.0	-	11.3	57%
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	0	-	10	0	n/a
Side Yard (ft. to the tenth)	4.3	5.0	-	0	n/a
Open Court (width by depth in ft.)	4.3x12.3	-	-	0	n/a
Closed Court (width by depth in ft.)	n/a	-	-	-	n/a
Vehicle Parking Spaces (#)	0	0	-	0	n/a
Bicycle Parking Spaces (#)	n/a	-	-	-	n/a
Loading Berths (# and size in ft.)	n/a	-	-	-	n/a
Pervious Surface (%)	n/a	-	-	-	n/a
Principal Dwelling Units (#)	2	-	2	2	n/a
Accessory Dwelling Units (#)	n/a	-	-	-	n/a
Solar Shading of Abutting Properties (R/RF zones) (%)	n/a	-	-	-	n/a
Other:	n/a	-	-	-	n/a
Other:	n/a	-	-	-	n/a