FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	4249- 4251 Wisconsin Avenue, NW
	Square and Lot(s) *Note: Parcels start with "PAR"*	Square 1785, Lot 20, A&T Lot 801
	Zone District(s)	MU-3A
	ANC Single Member District(s)	3E05

Certification *Select relief requested*	*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"**)*:		
	☑	Special Exception X § 901.2	*Zoning Regulations Section(s)*: C-1501.1(d) (X-901.2) and C - 1504.1(b) and (c) (C-1506.1)
	☐	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	
Nesso Plaza Tenleytown, LLC	Ian Ruel (Jul 16, 2026 13:52:06 EDT)	
Agent Name (Print)	**Agent Signature**	**DC Bar No. or Architect Registration No.**
Square 134 Architects, PC	Ronald Schmadeke Jr	ARC100855
Date:	11/16/2026	

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.)	6,832 sq. ft.	NA	NA	6,832 sq. ft.	NA
Lot Width (ft. to the tenth)	106.65 ft.	NA	NA	106.65 ft.	NA
Lot Occupancy (building area/lot area)	68%	NA	100%	68%	NA
Gross Floor Area (sq. ft.)	9,318 sq. ft. (Existing Nonconforming)	NA	9,318 sq. ft. (so long as not increasing)	9,318 sq. ft. (No Change/Existing)	NA
Floor Area Ratio (FAR) (floor area/lot area)	1.4 (Existing NonConforming)	NA	1.4 (so long as not increasing)	1.4 (No Change/Existing)	NA
Principal Building Height (stories) *Check boxes applicable to proposed project below*: ☐ Basement ☑ Penthouse ☑ Cellar ☐ Rooftop Structure ☐ None	2 Stories	NA	3 Stories	2 Stories	NA
Principal Building Height (ft. to the tenth)	39 ft. 3 in.	NA	40 ft.	39 ft. 3 in.	NA
Accessory Building Height (stories)	NA	NA	NA	NA	NA
Accessory Building Height (ft. to the tenth)	NA	NA	NA	NA	NA
Front Yard (ft. to the tenth)	NA	NA	NA	NA	NA
Rear Yard (ft. to the tenth)	63 ft. 7 in.	20 ft.	NA	63 ft. 7 in.	NA
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	NA	NA	NA	NA	NA
Side Yard (ft. to the tenth)	NA	NA	NA	NA	NA
Open Court (width by depth in ft.)	NA	NA	NA	NA	NA
Closed Court (width by depth in ft.)	NA	NA	NA	NA	NA
Vehicle Parking Spaces (#)	0 Spaces	0 spaces (no additional requirement)	NA	0 Spaces	NA
Bicycle Parking Spaces (#)	0 Spaces	2 long term, 4 short term	NA	2 long term, 4 short term	NA
Loading Berths (# and size in ft.)	NA	NA	NA	NA	NA
Pervious Surface (%)	NA	NA	NA	NA	NA
Principal Dwelling Units (#)	NA	NA	NA	NA	NA
Accessory Dwelling Units (#)	NA	NA	NA	NA	NA
Solar Shading of Abutting Properties (R/RF zones) (%)	NA	NA	NA	NA	NA
Other: Penthouse USE	NA	NA	NA	eating and drinking	SE Requested
Other: Penthouse Setback	NA	Varies	NA	0 ft. to 17 ft. 1-3/4 in. (varies; see plans)	SE Requested