



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

| Project Address(es) | Square | Lot(s) | Zone District(s) |
|-----------------------|--------|---------------|------------------|
| 2301 Foxhall Road, NW | 1341 | 856, 861, 879 | R-1A |
| (same) | 1341 | 878 | R-1A/WH |
| | | | |

Single-Member Advisory Neighborhood Commission District(s): 3D07

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 | | | | | | C § 1402.1; U § 203.1; X § 104.1 |

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

Note: The special exception relief requested under U § 203.1(m) and X § 104.1 is being processed as a Modification With Hearing pursuant to Y § 704. (See Form 152 filed with application.)

- (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.


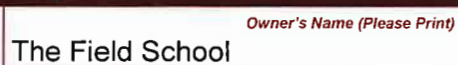
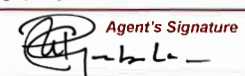

The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination 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) | |
|  Agent's Signature | |  Agent's Name (Please Print) | |
| Date | | D.C. Bar No. | or Architect Registration No. |
| | | | ARC103106 |

Board of Zoning Adjustment
District of Columbia
CASE NO.18431A
EXHIBIT NO.2

NOTES: #1. Min/max, development standards are for R-1A zone only (no construction proposed on R-1A/WH zoned portion of property). **#2.** Property is improved with buildings under approved private school plan. **#3.** Education, private (HS and accessory uses): 2 for each 3 teachers and other employees, plus either 1 for each 20 classroom seats or 1 for each 10 seats in the largest auditorium, gymnasium or area usable for public assembly, whichever is greater (Sub. C § 701.5). **#4.** An addition to an existing bldg., or expansion of a use within a bldg., triggers additional loading requirements only when GFA of building/use is expanded or enlarged by 25% or more beyond existing GFA (Sub. C 901.6)

Revised 11/05/21

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.) | 459,962 sf | 7,500 sq. ft. | N/A | 459,962 sf | N/A (compliant) |
| Lot Width (ft. to the tenth) | varies between 290 ft. - 727 ft. | 75 ft. | N/A | varies between 290 ft. - 727 ft. | N/A (compliant) |
| Lot Occupancy (building area/lot area) | 7.39% | N/A | 40% (R-1A zone) | 9.42% | N/A (compliant) |
| Floor Area Ratio (FAR) (floor area/lot area) | N/A: see n.2 above | N/A | 1 principal DU and one accessory apt. | N/A | N/A (compliant) |
| Parking Spaces (number) | 128 and 4 ADA spaces | 2 for each 3 teachers and other employees plus req'd spaces for public assembly areas; see n.3 above | N/A | 124 and 5 ADA spaces | N/A (compliant) |
| Loading Berths (number and size in ft.) | 1 berth and 1 service/delivery space | >100,000 sf GFA = 2 berths and 1 service/delivery space; but see n.4 above | N/A | 1 20'x10' berth and 1 30'x12'-3" service/delivery space | N/A (compliant) |
| Front Yard (ft. to the tenth) | equal to existing setbacks on the same block | within range of same side of block (res. bldgs.) | N/A | equal to existing setbacks on the same block | N/A (compliant) |
| Rear Yard (ft. to the tenth) | 25'-0" | 25 ft. | N/A | 25'-0" | N/A (compliant) |
| Side Yard (ft. to the tenth) | two 8-ft. side yards | 2 side yards, each a min. of 8 ft. (for detached bldgs.) | N/A | two 8-ft. side yards | N/A (compliant) |
| Court, Open (width by depth in ft.) | N/A | N/A (not required) | N/A | N/A | N/A (compliant) |
| Court, Closed (width by depth in ft.) | N/A | N/A (not required) | N/A | N/A | N/A (compliant) |
| Height (ft. to the tenth) | 34'0" | N/A | 40 ft., 3 stories | 40 ft., 3 stories | N/A (compliant) |
| Solar Shading of Abutting Properties | N/A | N/A | N/A | N/A | N/A (compliant) |

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.



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