

EXHIBIT 2

Form 135 - Self Certification of Memorandum for ZA at  
DCRA



BEFORE THE BOARD OF ZONING ADJUSTMENT  
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
515 21st Street, N.E.	4516	0203	RF-1

Single-Member Advisory Neighborhood Commission District(s): 7D05

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						E-207.4;E-207.5; E-5201.1(B)

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)				
/s/ <i>Saturday Nnam</i>		Saturday Nnam				
Agent's Signature		Agent's Name (Please Print)				
/s/ <i>Anthony M. Rachal III</i>		Anthony M. Rachal III, Esq.				
Date	02-19-2025	D.C. Bar No.	229047	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
<b>Lot Area</b> (sq. ft.)	1620	1800	N/A	1620	N/A
<b>Lot Width</b> (ft. to the tenth)	18	18	N/A	18	N/A
<b>Lot Occupancy</b> (building area/lot area)	695	N/A	972	897	N/A
<b>Floor Area Ratio (FAR)</b> (floor area/lot area)	43%	N/A	60%	55%	N/A
<b>Parking Spaces</b> (number)	0	N/A	N/A	N/A	N/A
<b>Loading Berths</b> (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
<b>Front Yard</b> (ft. to the tenth)	17	N/A	N/A	No Change	No Change
<b>Rear Yard</b> (ft. to the tenth)	36	N/A	N/A	22	38%
<b>Side Yard</b> (ft. to the tenth)	0	N/A	N/A	N/A	N/A
<b>Court, Open</b> (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
<b>Court, Closed</b> (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
<b>Height</b> (ft. to the tenth)	22	N/A	35	No Change	No Change
<b>Solar Shading of Abutting Properties</b>	0	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.





**THE DEPARTMENT OF BUILDINGS  
OFFICE OF ZONING ADMINISTRATION**

November 22, 2024

**REFERRAL MEMORANDUM**

**TO:** Board of Zoning Adjustment *MWclaw for KB*

**FROM:** Kathleen Beeton, Zoning Administrator

**PROJECT INFORMATION:** **Address:** 515 21<sup>st</sup> St., NE  
**Square, Suffix, Lot:** Square 4516, Lot 0203  
**Zoning District:** RF-1  
**DCRA Permit #:** B2407625

**SUBJECT:** **2-story addition exceeding 10ft. of the adjoining property's rear exterior wall of existing row single family dwelling.**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	E-207.4 E-207.5 E-5201.1, (b) X-901.2	Proposed addition exceeding 10ft. of the adjoining property's rear exterior wall.

*Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this*

NOTES AND COMPUTATIONS						
Building Permit #: B2407625			Zone: RF-1		N&C Cycle #: 1	
DOB BZA Case #: FY-25 -2-Z			Existing Use: ROW SFD		Date of Review: 11/15/2024	
Property Address: 515 21 <sup>ST</sup> ST., NE			Proposed Use: 2-STORY REAR ADDITION		Reviewer: Ramon Washington	
Square: 4516	Lot(s): 0203		ZC/BZA Order: N/A			

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	1620	1800	n/a	1620	n/a	n/a
Lot width (ft. to the tenth)	18	18	n/a	18	n/a	n/a
Building area (sq. ft.)	695	n/a	972	897	n/a	n/a
Lot occupancy (building area/lot area)	42%	n/a	60%	55%	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	3	2 W/CELLAR	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	35	28	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	n/a	20	n/a	26	n/a	n/a
Setback from exterior rear wall of adjoining property (ft. to the tenth)	n/a	n/a	10	15	5	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						