

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



FORM 135 – ZONING SELF-CERTIFICATION

Form Instructions

1. Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.
2. All self-certification applications shall be made on this form. All certification forms must be filled out 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.
3. All fields on the notes and computations page should be filled in completely. Insert "N/A" where not applicable.
4. This is a 2-page form. If you submit new versions of either page of the form, insert the revision date on Page 1 of the form and submit both Pages 1 and 2 together.
5. Any revisions to the form should be accompanied by a statement noting what changes were made.
6. Electronic signatures are permitted.
7. Forms without signatures and dates will not be accepted.
8. 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.

NOTE: Board of Zoning Adjustment applications may be certified with either a Form 135 Zoning Self-Certification, OR a Referral Memorandum from the District of Columbia Department of Buildings, Office of the Zoning Administrator. Submitting this Form 135 Zoning Self-Certification is in lieu of seeking a Referral Memorandum from the District of Columbia Department of Buildings Office of the Zoning Administrator.

Form continues on next page

FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	601 New Hampshire Avenue, N.W.
	Square and Lot(s) <i>Note: Parcels start with "PAR"</i>	0019 - 0823
	Zone District(s)	Mixed-Use Zone (MU-2)
	ANC Single Member District(s)	2A-04

Certification <i>Select relief requested</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"):	
	☒	Special Exception X § 901.2
	Zoning Regulations Section(s) 11 DCMR § 1002 Foreign Missions Act	
	☐	Area Variance X § 1002.1(a)
	☐	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.

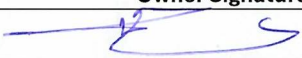
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination 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	
Amer Alfa Wood		
Agent Name (Print)	Agent Signature	DC Bar No. or Architect Registration No.
Francesca R. Oliveira		ARC40001136
Date:	06 May 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.)	55,941 (Tax); 56,037 (Survey)	N/A	N/A	N/A - Existing	N/A
Lot Width (ft. to the tenth)	Parallel, New Hampshire-25th St = 312.25' to 123'	N/A	N/A	N/A - Existing	N/A
Lot Occupancy (building area/lot area)	18,295 / 56,037 = 32.6%	N/A	80%	20,569.95 (Chancery+BCAC+MCAC) / 56,037 = 36.7%	N/A
Gross Floor Area (sq. ft.)	Chancery (G-L4) + 155 BCAC + 1,129 MCAC = 8	N/A	196,129.5 (Lot x FAR)	90,251.34 Chancery (Ground-Level 4) + 883.01 BCAC + 1852.51 MCAC = 92,986.86	N/A
Floor Area Ratio (FAR) (floor area/lot area)	86,833 / 56,037 = 1.549 FAR	N/A	3.5	92,986.86 / 56,037 = 1.659 FAR	N/A
Principal Building Height (stories) <u>Check boxes applicable to proposed project below:</u> ☒ Basement ☒ Penthouse ☐ Cellar ☐ Rooftop Structure ☐ None	4 above grade	N/A	N/A	N/A - Existing	N/A
Principal Building Height (ft. to the tenth)	80' New Hampshire, 68' F&25th Street	N/A	90'	N/A - Existing	N/A
Accessory Building Height (stories)	1	N/A	N/A	Accessory Building = 1 story above grade	N/A
Accessory Building Height (ft. to the tenth)	BCAC = 10.83'; MCAC = 16.92'	N/A	20' within setback	BCAC = 12.66'; MCAC = 19.66'	N/A
Front Yard (ft. to the tenth)	12.89' @ New Hampshire	N/A	N/A	Chancery = 5.21' @ New Hampshire	N/A
Rear Yard (ft. to the tenth)	1.6' @ 25th St	12' minimum > 20' height	N/A	BCAC = 5.00'; MCAC = 9.83' @ 25th St	N/A
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	N/A	N/A	N/A	Rear Yard (25th) does not abut R Zone.	N/A
Side Yard (ft. to the tenth)	875' (F St. corner); 2.04' (New Hampshire); BCAC	Not Required	N/A	Chancery = 1.875' (F St. corner); 2.04' (New Hampshire); BCAC & MCAC = 0'	N/A
Open Court (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Closed Court (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Vehicle Parking Spaces (#)	Surface = 48 + Garage = 22 (Total 70)	7 - 3,000 sf = 117,000 / 1,000 = 117 x .5 = 58.5 / 2 (50%)	N/A	Surface = 31 + Garage = 19 (Total 50)	N/A
Bicycle Parking Spaces (#)	0	N/A; none for Existing per 802.5	N/A	Existing Chancery + MCAC = N/A; BCAC = 2	N/A
Loading Berths (# and size in ft.)	1; berth 18 ft x 30 ft	N/A; <25% GSF expansion per 901.6	N/A	1; berth 12 ft x 30 ft	N/A
Pervious Surface (%)	22%	N/A; Green Area Ratio applies	N/A	30%	N/A
Principal Dwelling Units (#)	0	N/A	N/A	0	N/A
Accessory Dwelling Units (#)	0	N/A	N/A	0	N/A
Solar Shading of Abutting Properties (R/RF zones) (%)	N/A	N/A	N/A	No abutting properties. There are streets on all sides of lot.	N/A
Other:					
Other:					