

RESPONSE TO REQUIRED APPLICATION ITEMS

Board of Zoning Adjustment Application

Application of Devon Hinojosa

1236 D Street SE, Washington, DC 20003

Square 1017, Lot 69 – RF-1 Zone – ANC 6B – Capitol Hill Historic District

The following sets out each item required for the filing of a special exception application, together with the applicant's response. Items not applicable to this project are identified as such.

#	Required Item	Status	Response
1	Form 120 – Special Exception / Variance Application	Provided	Generated and filed electronically through IZIS.
2	BZA Fee Calculator and application fee	Provided	Fee calculator completed. The subject property is an owner-occupied one-family dwelling; the applicable fee is \$325 under Subtitle Y, Chapter 16.
3	Waiver of Hearing for Expedited Review (Subtitle Y § 401)	Not applicable	The applicant does not seek expedited review at this time.
4	Form 135 – Zoning Self-Certification	Provided	Completed and signed by Norman Smith, AIA (D.C. Architect Registration No. ARC4713), Norman Smith Architecture. A Zoning Referral Memorandum from the Office of the Zoning Administrator is therefore not required.
5	Letter of Authorization	Not applicable	The applicant is the owner of record and is filing on his own behalf. Norman Smith Architecture serves as certifying architect for Form 135 purposes only and is not acting as the applicant's representative before the Board.
6	Letter of Certification / Certification of Proficiency	Not applicable	See item 5. The applicant is self-represented and no third-party representative has been engaged.
7	Three (3) or more color photographs / images	Provided	Color photographs depicting the front, sides, and rear of the existing structure are submitted in PDF format.
8	Site plan on D.C. Surveyor's plat	Provided	Surveyor's plat showing the proposed two-story frame addition, prepared by Norman Smith Architecture and signed by the applicant.
9	List of names and mailing addresses of owners within 200 feet	Provided	Obtained through the Office of Tax and Revenue (mytax.dc.gov) and furnished by the Appraiser / Geographic Information Systems Coordinator.
10	List of names and addresses of lessees / tenants	Not applicable	The subject property is owner-occupied as a single household dwelling. There are no lessees or tenants holding a lease on the property.

#	Required Item	Status	Response
11	Statement of Existing and Intended Use	Provided	Submitted as a separate exhibit.
12	Burden of Proof Statement	Provided	Submitted as a separate exhibit, addressing the general standard of Subtitle X § 901.2 and each specific criterion of Subtitle E § 5201.4.
13	Certificates of Occupancy (current and/or prior)	Not applicable	The property is and will remain a single household dwelling occupied by the owner. No Certificate of Occupancy is required for this use, and no change of use is proposed.
14	Statement of Public Outreach	Provided	Submitted as a separate exhibit documenting contact with ANC 6B, every household on the subject block face, the adjoining 13th Street SE properties backing the public alley, and the Capitol Hill Restoration Society, together with written statements of support received to date.
15	Plans / Elevations	Provided	Architectural drawing set prepared by Norman Smith Architecture, comprising existing and proposed site plans, proposed first and second floor plans, existing and proposed exterior elevations depicting adjacent structures, a window enlargement detail, and a schematic building section. We have made a minor change to the rear, north elevation by removing a lower, vertically ganged window unit from the main upper window unit near each corner. This was done to increase the framed wall area available for structural lateral rack-resistance of that wall plane. We have attached a revised elevation on sheet A501 for your information. This has also been sent to the HPO reviewer and Vince Mareino at SMD 6B07.
16	Resume of expert witnesses	Not applicable	No expert witness testimony is anticipated.
17	Written summary of testimony of witnesses	Not applicable	No witness testimony is anticipated beyond that of the applicant.
18	Certificate of Service to the affected ANC and the Office of Planning	Provided	Copies of the complete application will be served on ANC 6B and on the Office of Planning, Development Review, Attn: Joel Lawson, Associate Director. A Certificate of Service stating the date and method of service is submitted as a separate exhibit.

Respectfully submitted,

/s/ DEVON HINOJOSA

Devon Hinojosa, Owner

Date: September 14, 2026