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

Board of Zoning Adjustment
District of Columbia
CASE NO. 21563
EXHIBIT NO. 11

FORM 135 – ZONING SELF-CERTIFICATION

Project Information	Address(es)	2724 Ontario Road NW, Washington, DC 20009
	Square and Lot(s) *Note: Parcels start with "PAR"*	Square 2580, Lot 0418
	Zone District(s)	RF-1
	ANC Single Member District(s)	ANC 1C - SMD 1C05

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)*: E § 210.1; E § 217.1; E § 5201
	☐	Area Variance X § 1002.1(a)	*Zoning Regulations Section(s)*: N / A
	☐	Use Variance X § 1002.1(b)	*Zoning Regulations Section(s)*: N / A

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	
Tim Nelson	*Tim Nelson*	
Agent Name (Print)	**Agent Signature**	**DC Bar No. or Architect Registration No.**
Matt Dirksen	*Matt Dirksen*	ARC40000395
Date:	11/05/2026	



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.)	1,868	1,800	N/A	1,868	No change
Lot Width (ft. to the tenth)	20.75'	18.0	N/A	No Change	TBD
Lot Occupancy (building area/lot area)	57.62%	N/A	60% / 70% SE	69.35%	11.73%
Gross Floor Area (sq. ft.)	1076.33	N/A	1120.8 (60%)	1295.33 (69.35%)	220SF
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	N/A
Principal Building Height (stories) *Check boxes applicable to proposed project below:* ☑ Basement ☐ Penthouse ☐ Cellar ☐ Rooftop Structure ☐ None	2	N/A	3	2	0
Principal Building Height (ft. to the tenth)	30'	N/A	35.0	Unchanged	N/A
Accessory Building Height (stories)	N/A	N/A	N/A	N/A	N/A
Accessory Building Height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	Unchanged	N/A	N/A	Unchanged	N/A
Rear Yard (ft. to the tenth)	21.5	20	N/A	8.5'	-13'
Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones) (ft. to the tenth)	-16.33'	N/A	10'	-3' 10"	
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	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 (#)	2	2	N/A	No change	0
Bicycle Parking Spaces (#)	N/A	N/A	N/A	N/A	N/A
Loading Berths (# and size in ft.)	N/A	N/A	N/A	N/A	N/A
Pervious Surface (%)	10%	10%	N/A	10%	0
Principal Dwelling Units (#)	2	N/A	2	No change	0
Accessory Dwelling Units (#)	N/A	N/A	N/A	N/A	N/A
Solar Shading of Abutting Properties (R/RF zones) (%)	TBD	N/A	N/A	TBD	TBD
Other: Covered rear deck >4 ft above grade	0 SF	N/A	N/A	219.52 SF	+219.52 SF
Other: Lot occupancy under special exception	57.62%	N/A	70%	69.35%	+11.73%