

BEFORE THE BOARD OF ZONING ADJUSTMENT DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION										
Project Address(es)				Square	;	Lot(s)		Zone District(s)		
400 NEWCOMB ST SE	Ξ			5996		0805		R-3		
Single-Member Advisory Neighborhood Commission District(s):			t(s):	80	C					
<u>CERTIFICATION</u>										
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	X	X § 1000.1 - Use Varian	се		(§ 1002 .1	- Area Variance		X § 901.1-Special Exception		
Pursuant to Subsections [2016 DCMR; C204.1]										
Pursuant to 11 DCMR Y § 300.6, the undersigned agent certifies that: (1) the agent is duly licensed to practice law or architecture in the District of Columbia;										

(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

(2) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

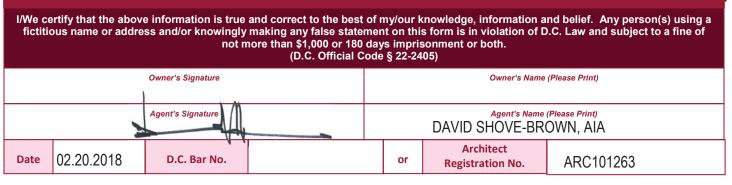
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Man. Any approval of the application by the Re

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.



Board of Zoning Adjustment District of Columbia CASE NO.19732 EXHIBIT NO.12

Revised 06/01/16

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 <u>completely</u> 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.
- 2. Complete <u>one</u> self-certification form for each application filed. Present this form with the Form 120 Application for Variance/Special Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001.

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	7500 SQFT	4000 SQFT	N/A	EXIST. TO REMAIN	
Lot Width (ft. to the tenth)	75.0 FT	40 FT	N/A	EXIST. TO REMAIN	
Lot Occupancy (building area/lot area)	1841 SQFT (25%)	N/A	40%	2999 SQFT (39.9%)	
Floor Area Ratio (FAR) (floor area/lot area)	N/A	N/A	N/A	N/A	
Parking Spaces (number)	0	4	N/A	4	
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	
Front Yard (ft. to the tenth)	20.0 FT	NO LESS THAN EXIST.	N/A	EXIST. TO REMAIN	
Rear Yard (ft. to the tenth)	43.6 FT	20.0 FT	N/A	20.0 FT	
Side Yard (ft. to the tenth)	15.0 FT AND 9.1 FT	5.0 FT	N/A	EXIST. TO REMAIN	
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	
Height (ft. to the tenth)	24.6 FT	N/A	40.0 FT	25.6 FT	



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.

> District of Columbia Office of Zoning - 441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov