



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



FORM 135 – ZONING SELF-CERTIFICATION

<i>Project Address(es)</i>	<i>Square</i>	<i>Lot(s)</i>	<i>Zone District(s)</i>
16 10th St NE Washington DC 20002	0941	0821	RF-1
Single-Member Advisory Neighborhood Commission District(s):		6A03	

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 § 1002.1 - Area Variance	<input checked="" type="checkbox"/> X § 901.1-Special Exception
Pursuant to Subsections			

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;
- (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)

<i>Owner's Signature</i>	<i>Owner's Name (Please Print)</i>
<i>Agent's Signature</i> 	<i>Agent's Name (Please Print)</i> Clair Marie Wholean AIA LEED AP BD+C

Date	D.C. Bar No.	or	Architect Registration No.	DC ARC200635 AIA 3802 1308
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INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

- 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.
- Complete one 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.)	880 SF	1,800 SF	N/A	NO CHANGE	EXISTING IS NOT IN CONFORMANCE
Lot Width (ft. to the tenth)	17'-6"	18'-0"	N/A	NO CHANGE	EXISTING IS NOT IN CONFORMANCE
Lot Occupancy (building area/lot area)	76%	N/A	60%	NO CHANGE	EXISTING IS NOT IN CONFORMANCE
Floor Area Ratio (FAR) (floor area/lot area)	2.3	NONE PRESCRIBED	NONE PRESCRIBED	NO CHANGE	NONE
Parking Spaces (number)	0	1	N/A	NO CHANGE	EXISTING IS NOT IN CONFORMANCE
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	NONE
Front Yard (ft. to the tenth)	0	SAME AS OTHER BUILDINGS ON STREET	N/A	TYPICAL ZERO LOT LINE ON 10TH ST	NONE
Rear Yard (ft. to the tenth)	18'-6"	20'-0"	N/A	NO CHANGE	EXISTING IS NOT IN CONFORMANCE
Side Yard (ft. to the tenth)	0'-0"	N/A FOR PARTY WALL	N/A	NO CHANGE	NONE
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	32'-7"	N/A	35'-0"	NO CHANGE	NONE

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.





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Date	D.C. Bar No.	or	Architect Registration No.	DC ARC200635 AIA 3802 1308
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ATTACHMENT TO FORM 135
 ADDITIONAL INFORMATION FOR SPECIAL EXCEPTION
 16 10TH ST NE WASHINGTON DC 20002
REVISED 12/7/18
REVISED 12/17/18
 REVISED 12/27/18

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE
PENTHOUSE	EXISTING PENTHOUSE	0	N/A	1	SPECIAL EXCEPTION
PENTHOUSE HEIGHT	6'-10 1/2"	N/A	10'-0"	9'-10 1/2" 9'-8 3/4"	NONE
PENTHOUSE FRONT SETBACK	13'-6"	EQUAL TO PENTHOUSE HEIGHT	N/A	11'-11" 11'-1"	NONE
PENTHOUSE REAR SETBACK	12'-0"	EQUAL TO PENTHOUSE HEIGHT	N/A	6'-3" 3'-1 1/2"	3'-7 1/2" 6'-7"
PENTHOUSE SIDE SETBACK	0'-0" ON ONE SIDE, 13'-9 1/2" ON THE OTHER SIDE	EQUAL TO PENTHOUSE HEIGHT	N/A	0'-8 1/2" ON ONE SIDE, 13'-11" ON THE OTHER SIDE	9'-10 1/2" 9'-0 1/2"
PENTHOUSE AREA	31 SF	N/A	1/3 OF TOTAL ROOF AREA	72 SF, 11% OF ROOF AREA	NONE
PENTHOUSE AREA	31 SF	N/A	20% OF USABLE ROOF SPACE	72 SF, 11% OF USABLE ROOF SPACE	NONE
ROOF DECK SETBACK	FRONT 10'-10", REAR 6'-5", SIDE 0'-11", SIDE 0'-0"	EQUAL TO HEIGHT	N/A	FRONT 11'-1", REAR 3'-6", SIDE 4'-7", SIDE 1'-4 1/2"	NONE
HEIGHT (RAILING)	36'-0" ABOVE GRADE	N/A	35'-0" ABOVE GRADE	31'-10 1/2" ABOVE GRADE	NONE

PROVIDED BY ARCHFINA ON BEHALF OF LORENS HELMCHEN, OWNER