

RECEIVED
D.C. OFFICE OF ZONING

2012 MAR -6 PM 2:43

March 6, 2012

VIA EMAIL

D.C. Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Case No. 18325 – Pre-Hearing Submission

Dear Members of the Board:

This letter serves as the Applicant's pre-hearing submission in the above-referenced case. This case is scheduled for a public hearing on March 20, 2012. In response to questions from the Office of Planning ("OP"), this letter clarifies the nature of the relief that the Applicant is requesting. However, the plans have not changed from the original application.

1. Rear Yard (Section 774.1)

In the original application, the Applicant requested rear yard variance relief for a range between 0 – 15 feet. The Applicant now requests variance relief for a rear yard of zero (0) feet. At its smallest, the rear yard for the proposed project is 0 feet, so the requested relief would provide for this.

2. Lot Occupancy (Section 772.1)

In the original application, the Applicant requested lot occupancy variance relief for a range between 68% – 100%, depending on residential or commercial use. The Applicant now requests variance relief for 100% lot occupancy. The use is still undetermined, but the full amount of relief avoids any request for conditional or varying variance relief.

3. Off-Street Parking (Section 2101.1)

In the original application, the Applicant requested conditional variance relief to eliminate one level of parking. The Applicant now requests variance relief to provide 21 parking spaces (39 less than required for the highest parking requirement). The relief is no longer conditional, and the Applicant requests specific relief.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18325

EXHIBIT NO. 27

March 6, 2012

Page 2

4. Roof Structure (Section 411.11)

The Applicant still requests special exception relief to allow a roof structure composed of walls of unequal height. This relief is unchanged since the original application.

Should you or your staff have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cary R. Kadlecek', with a long horizontal flourish extending to the right.

Cary R. Kadlecek

CERTIFICATE OF SERVICE

I hereby certify that on March 6, 2012, copies of the attached letter were delivered via email to the following:

Stephen Cochran
D.C. Office of Planning
stephen.cochran@dc.gov

Karen Wirt, Chair
ANC 6C
6C08@anc.dc.gov

A handwritten signature in black ink, appearing to read 'Cary Kadlecek', is written over a horizontal line.

Cary Kadlecek