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July 11, 2018

VIA IZIS

Board of Zoning Adjustment
of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: BZA Case No. 19799 – Response to Office of Planning Report
518 9th Street, NE and 816 E Street, NE (Square 914, Lots 54 and 55)**

Dear Members of the Board:

On behalf of 5533-518 9TH STREET NW WASHINGTON LLC (the “Applicant”), we hereby submit a table of zoning information for the existing nonconforming structures on the above-referenced site, as requested by the Office of Planning (“OP”) in their report dated July 6, 2018 (Exhibit 38, p. 4).

Zone – RF-1	Regulation	Existing	Proposed	Relief
Lot Width (ft.) D § 201	40 ft.	Lot 54: 114.79 ft. Lot 55: 112 ft.	No change for each proposed theoretical lot	None required
Lot Area (sf) D § 201	4,000 sf	Lot 54: 14,243 sf Lot 55: 13,897 sf	28,140 sf	None required
Pervious Surface D § 204	20%	11%	No change	Existing nonconforming
Height (ft.) D § 303	35 ft.	55 ft.	No change	Existing nonconforming
Lot Occupancy D § 304	60%	63%	No change	Existing nonconforming
Rear Yard (ft.) D § 306	20 ft.	Lot 54: 11.06 ft. Lot 55: 20.78 ft.	No change	Existing nonconforming
Side Yard (ft.) D § 307	5 ft., if provided	Lot 54: 11.47 ft. and 12.20 ft. Lot 55: 10.98 ft. and 0.05 ft.	No change	Existing nonconforming
Subdivision C § 302	One primary building per record lot	One primary building per record lot	Two primary buildings per record lot	Special Exception Relief Requested
Parking C § 701	1 per 2 dwelling units (60 spaces)	None provided	No change	Existing nonconforming

Board of Zoning Adjustment
District of Columbia
CASE NO. 19799
EXHIBIT NO. 39

To the extent that the Board determines that a waiver from 11-Y DCMR § 300.15 is needed, we hereby request that waiver in order to respond to OP's specific request to file the zoning table prior to the public hearing.

Should you have any questions, please do not hesitate to have staff contact us.

Sincerely,

HOLLAND & KNIGHT LLP

By: 
Leila M. Jackson-Batties
Jessica R. Bloomfield

cc: Joel Lawson, D.C. Office of Planning (*see Certificate of Service*)
Brandice Elliot, D.C. Office of Planning (w/enclosures via email)
Anna Chamberlin, DDOT (w/enclosures via email)
Advisory Neighborhood Commission 6A (*see Certificate of Service*)
Commissioner Phil Toomajian, ANC 6A02 (w/enclosures via email)

CERTIFICATE OF SERVICE

I hereby certify that on July 11, 2018, a copy of this letter was served by electronic mail on the following at the addresses stated below, with hard copies sent on July 12, 2018.

Mr. Joel Lawson
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024
joel.lawson@dc.gov

VIA EMAIL & HAND DELIVERY

Advisory Neighborhood Commission 6A
P.O. Box 75115
Washington DC 20013

VIA U.S. MAIL



Jessica R. Bloomfield