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September 11, 2019

VIA IZIS

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

**Re: Application No. 20116 – Elee and Joseph Wakim
2705 11th Street, NW
(Square 2858, Lot 18)
Prehearing Statement**

Dear Members of the Board:

On behalf of Elee and Joseph Wakim, the Applicant in the above-referenced application, we hereby submit the enclosed prehearing statement in support of a request for variance relief from the 900 square foot requirement of Subtitle U § 320.2(d) and the minimum parking size requirement of Subtitle C § 712.3, and for special exception relief pursuant to Subtitle X § 901.2 and Subtitle U § 320.2 to permit the conversion of a residential building to a three-unit apartment building in the RF-1 zone at premises 2705 11th Street, NW.

We look forward to the Board's consideration of this application at the public hearing scheduled for October 2, 2019. Should you have any questions, please do not hesitate to have staff contact me.

Sincerely,

HOLLAND & KNIGHT LLP

By: *Leila M. Batties*
Leila M. Jackson Batties

Enclosures

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cc: Certificate of Service (w/encl via U.S. Mail and email)
Karen Thomas, D.C. Office of Planning (w/encl via email and hand delivery)
Anna Chamberlin, DDOT (w/encl via email)
Aaron Zimmerman, DDOT (w/encl via email)
Advisory Neighborhood Commission 1B (w/encl via U.S. mail and email)
Commissioner James Turner, SMD 1B09 (w/encl via email)

CERTIFICATE OF SERVICE

I hereby certify that on September 11, 2019, a copy of the foregoing application to the Board of Zoning Adjustment was served by electronic mail on the following at the addresses stated below.

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