

October 15, 2024

Via Email

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Updated Self Certification - BZA Case No. 20302A – 512 Taylor Street, NW

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced modification, an updated Form 135 is being submitted to the record. The original Form 135 submitted in this modification (Ex. 9 in this case, 20302A) used the ‘existing’ rear yard measurements on the Original Form 135 in the original case (Ex. 3 in Case No. 20302, the “Original Case”). In the Original Case (by a previous owner) the existing and proposed rear yard dimensions listed in Original Form 135¹ did not match the BZA-Approved Plans (Ex. 46 in the Original Case). While the current Applicant pointed this out in its statement, it also used the ‘existing’ measurement of 91 feet on its own Form 135, which is also not accurate. As demonstrated by the enclosed diagram, the original rear yard setback, before any BZA case or approval, is about 86 feet.

As the Applicant also pointed out in its statement, the ‘proposed’ rear yard dimension in the Original Form 135 was off by about 20 feet. As demonstrated in the enclosed diagram, the BZA-approved plans show a setback of 62 feet, not 81 feet as originally stated in Original Form 135 in the Original Case. This is more clearly listed on the enclosed Form 135 for this modification. In summary, the current owner/applicant is proposing a rear yard of about 57 feet, which amounts to a five-foot decrease from the plans approved by the Board in the Original Case. And of course, as this is nearly 3x the required rear yard for this zone, no additional relief is being requested and the proposal is within the matter-of-right envelope for this zone. Accordingly, Form 135 is being resubmitted along with an enclosed diagram to show what was actually existing, and approved, in the previous case in order to have

¹ This was the only Form 135 ever submitted in the Original Case. While a new set of plans was submitted to the record, the footprint proposed in the Original Plans (Ex. 5 in the Original Case) did not change. They were submitted to show materials.

an accurate comparison to what is being requested with this modification.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on October 15, 2024, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

Sarah Harkcom

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