



October 27, 2021

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 20546
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicants George Preston Ratliff and Alexandra Ratliff, please find enclosed the Prehearing Statement for the above-referenced case. We look forward to presenting the application to the Board of Zoning Adjustment on November 17, 2021. Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in black ink, appearing to read "E. DeBear", written over a horizontal line.

BY: ERIC J. DEBEAR

CERTIFICATE OF SERVICE

I hereby certify that on this 27th day of October, 2021 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

District of Columbia Office of Planning
c/o Jonathan Kirschenbaum
1100 4th Street SW, Suite E650
Washington, DC 20024
Jonathan.Kirschenbaum@dc.gov

Advisory Neighborhood Commission 1C
c/o Amir Irani, Chair
1C01@anc.dc.gov



Eric DeBear

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

**APPLICATION OF
GEORGE PRESTON AND ALEXANDRA RATLIFF**

BZA CASE NO. 20546

APPLICANT'S PREHEARING STATEMENT

I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT

This prehearing statement is submitted on behalf of Applicants George Preston Ratliff and Alexandra Ratliff (the "Applicants"), the owners of the property located at 2916 18th Street NW (Square 2587, Lot 492) (the "Property"), in support of their application for special exception relief, from the requirements for lot occupancy (Subtitle E § 304.1) and rear yard (Subtitle E § 306.1) to add a rear deck on their home (the "Project").

II. COMMUNITY OUTREACH

Since filing the application, the Applicants have presented to ANC 1C's Planning, Zoning and Transportation Subcommittee as well as the full ANC 1C. On October 6, 2021, ANC 1C voted unanimously to support the application. *See* Exhibit 28. Additionally, the Applicant has continued meeting with neighbors regarding the Project. The Applicant recently obtained a letter of no objection from the abutting neighbor to the north. *See* Exhibit 27. The Applicant previously obtained a letter of support from the abutting neighbor to the south as well as a neighbor two lots to the north. *See* Exhibit 7, Tab C.

III. CONCLUSION

For the reasons stated above, and for the reasons enumerated in the Applicant's prior filings as well as the reasons discussed at the Board's hearing, the Applicant submits that the application meets the requirements for special exception relief. The Applicant respectfully requests that the Board approve the application on November 17, 2021.

Respectfully submitted,
COZEN O'CONNOR



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