

April 28, 2022

Via IZIS

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

Re: Request to Withdraw Relief - BZA Case No. 20714 – 1203 1/2 Otis Street, NE

Dear Members of the Board:

The Applicant is removing its request for variance relief from D-305.1 based on a determination from the zoning administrator. D-305.1 requires that “a front setback shall be provided within the range of existing front setbacks of all residential buildings within an R-1 through R-3 zone on the same side of the street in the block where the building is proposed.” The current range of front setbacks is between ~9 feet~85 feet. The proposed building will have a front setback between 36-45 feet, which is within that range. However, it is the existing building on site that establishes the furthest set back, at 85 feet. There was a question as to whether that 85-foot front setback could still be included in the range since it is going to be razed. The Zoning Administrator confirmed that the front setback range can be based on the current range, which includes the existing building. Accordingly, the Applicant is removing its request for variance relief from the front setback requirements as the proposal will meet D-305.1. Enclosed is an updated self-certification form. The only area of remaining relief is a special exception from U-203.1(j) for a health care facility. No changes have been made to the plans or that request for relief.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson, Esq.
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CERTIFICATE OF SERVICE

I hereby certify that on April 27, 2022, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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