

Alexandra Wilson <awilson@sullivanbarros.com>

Thu 4/28/2022 11:54 AM

To: Leisha Mahajan <lmahajan@sullivanbarros.com>

From: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>

Sent: Thursday, April 28, 2022 11:33 AM

To: Alexandra Wilson <awilson@sullivanbarros.com>; Washington, Ramon (DCRA) <ramon.washington@dc.gov>

Cc: Ndaw, Mamadou (DCRA) <mamadou.ndaw@dc.gov>; Lawson, Joel (OP) <joel.lawson@dc.gov>

Subject: RE: 1203 1/2 Otis - PDRM Follow Up- BZA relief? For Deaf Reach

Alexandra Wilson
Senior Associate Attorney

In response to your **questions**, here are my **responses**:

1. **Can we use the existing building's setback of 85 feet to establish the range on this block, even if the old building is razed? Yes.** If that is the case, then the new building would be within this range. **I agree.**
2. **Alternatively, Mr. Washington suggested that this building may not even be required to comply with the front setback requirements as the building proposed is not a residential building, but a health care facility. I would still consider this a residential use, as it provides living quarters, as it is a type of community residence facility.**

Matthew Le Grant

Zoning Administrator

Office of the Zoning Administrator

Dept of Consumer and Regulatory Affairs

1100 4th St SW - Washington, DC 20024

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From: Alexandra Wilson

Sent: Tuesday, April 19, 2022 4:27 PM

To: LeGrant, Matt (DCRA) <matthew.legrant@dc.gov>; Washington, Ramon (DCRA) <ramon.washington@dc.gov>

Cc: Gregory Kearley <gkearley@inscapestudio.com>; Roberto Burboa <rburboa@inscapestudio.com>

Subject: 1203 1/2 Otis - PDRM Follow Up

Board of Zoning Adjustment
District of Columbia

CASE NO. 2021-0033D

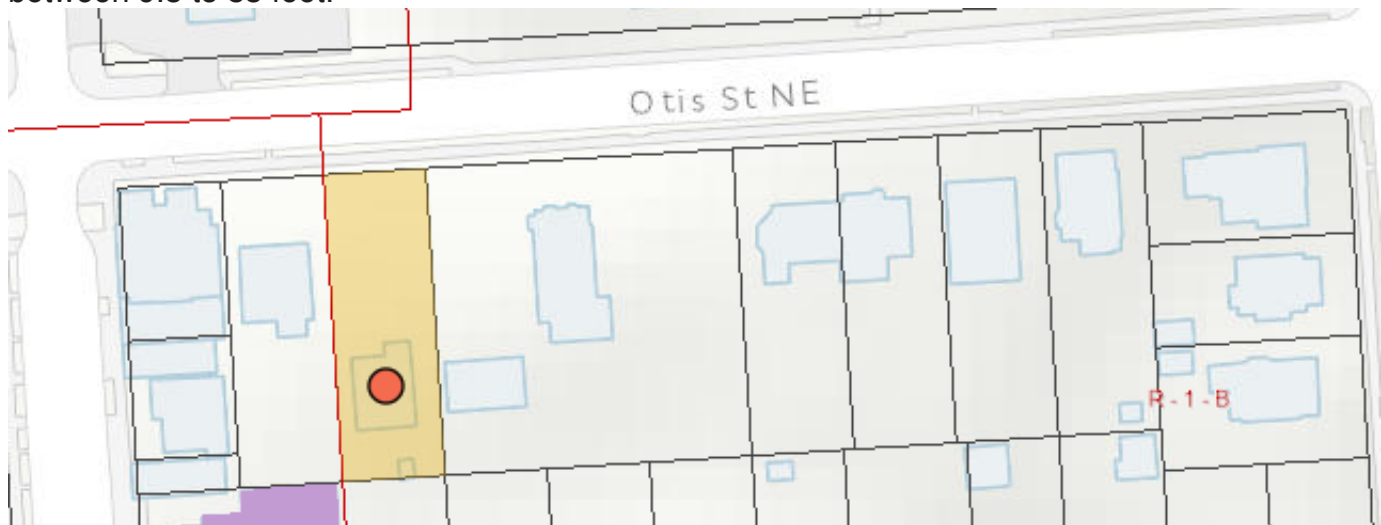
EXHIBIT NO.48

Hi Matt,

We had a PDRM with Ramon today and have a follow-up question about a front setback requirement in the R-1-B Zone.

The property is currently improved with a building set back 85 feet from the front lot line. The topo survey is attached. The R-1-B front setback requirement is: D-305.1 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 building on 1203 1/2 Otis establishes the furthest end of that range at 85 feet. The next furthest front setback is about 30 feet. The smallest set back is approximately 9.5 feet for a range between 9.5 to 85 feet.



We are proposing to demolish that building and construct a new building to be used for a health care facility. It will be a home for the hearing impaired and those who need other assistance (semi-independent living essentially). We are seeking BZA relief for this already, and out of an abundance of caution, asked for relief from the front setback requirements as the new building will be set back 36-45 ft. from the front lot line. My question is two-fold:

1. Can we use the existing building's setback of 85 feet to establish the range on this block, even if the old building is razed? If that is the case, then the new building would be within this range.
2. Alternatively, Mr. Washington suggested that this building may not even be required to comply with the front setback requirements as the building proposed is not a residential building, but a health care facility.

Please let me know if you have any questions.

Thanks,
Alex

Alexandra Wilson
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