



May 25, 2022

**Eric J. DeBear**

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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. 20735  
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicants Matthew and Erin Radomski, 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 June 15, 2022. 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 25<sup>th</sup> day of May, 2022 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

District of Columbia Office of Planning  
c/o Karen Thomas  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[Karen.Thomas@dc.gov](mailto:Karen.Thomas@dc.gov)

Advisory Neighborhood Commission 1C  
c/o Deb Felsenthal, SMD Commissioner  
[1C05@anc.dc.gov](mailto:1C05@anc.dc.gov)



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Eric DeBear

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

**APPLICATION OF  
MATTHEW AND ERIN RADOMSKI**

**BZA CASE NO. 20735**

**APPLICANT'S PREHEARING STATEMENT**

**I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT**

This prehearing statement is submitted on behalf of Applicants Matthew and Erin Radomski (the "Applicants"), the owners of the property located at 2920 18<sup>th</sup> Street NW (Square 2587, Lot 490) (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 presented to ANC 1C's Planning, Zoning and Transportation Subcommittee as well as the full ANC 1C. On May 4, 2021, ANC 1C voted unanimously to support the application and relief requested. *See* Exhibit 23. The Applicants have also obtained letters of support from three neighbors. *See* Exhibits 16-18.

**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 Applicants submit that the application meets the requirements for special exception relief and respectfully requests that the Board approve the application on June 15, 2022.

Respectfully submitted,  
COZEN O'CONNOR



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