

March 15, 2023

Via JZIS

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

Re: Prehearing Submission - BZA Case No. 20861 – 3315 12th Street, NE

Dear Chairperson Hill and Members of the Board:

The Applicant is updating the requested relief to include relief from the penthouse side setback requirements—a 6 ft. 3 in. setback is proposed on the north side where a 10 ft. setback is required. The setback was always shown in the plans, but the relief was not added at the time of filing. Accordingly, the plans are not changing, but the self-certification form has been updated to reflect this change. In terms of community outreach, the SMD was vacant at the time of filing and another ANC Commissioner helped to coordinate a smaller community meeting on March 2, 2023. The Applicant met with ANC commissioners on March 7, 2023, in a special meeting hosted by the ANC for this project. In response to comments at that meeting, the Applicant has agreed to restrict RPP parking for the building and has executed a Construction Management Agreement. The full ANC meeting is scheduled for today, March 15, 2023.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on March 15, 2023, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Karen Thomas
karen.thomas@dc.gov

Advisory Neighborhood Commission 5B

Colleen Costello, Chairperson
5B05@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP