

March 31, 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:

On behalf of the Applicant in the above-referenced case, an updated set of plans is being submitted to the record. The materials have been updated to show the required side setback for the penthouse and the Applicant is no longer seeking relief from the penthouse setback requirements. The updated self-certification is in Exhibit 20A. In addition to the penthouse changes, the Applicant adjusted the A/C units in response to community feedback, there are now six A/C units on the roof, and six in the rear yard. The Applicant also added additional bike storage – four spaces in the sub cellar in addition to the existing required four bike parking in the cellar, for a total of 8 long-term and 2 short-term bicycle parking spaces.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on March 31, 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