

September 16, 2026

RE: BZA 20925A
2214, Otis Street, NE

STATEMENT OF POINTS AND AUTHORITIES IN SUPPORT OF MOTION TO POSTPONE

The Applicant respectfully submits this Statement of Points and Authorities in support of its Motion to Postpone (Form 150) the public hearing currently scheduled for Wednesday, September 16, 2026.

In preparing for the hearing and consulting with the Office of Planning (OP) case reviewer, the Applicant learned that amendments to the DC Zoning Regulations became effective on July 10, 2026, after the application was submitted on May 14, 2026n

These regulatory changes bear directly upon the scope of zoning relief required for the proposed project, specifically regarding side-yard setback standards for accessory buildings under **11 DCMR Subtitle C § 5005.3**:

"In the R-1 and R-2 zones, an accessory building other than a shed shall be set back a minimum of three feet (3 ft.) from a side lot line, except that no setback shall be required where the side lot line of the property abuts an alley or street."

The Applicant requires additional time to thoroughly assess these updated requirements against the current design, coordinate with the Office of Planning, and make necessary revisions to the application and supporting architectural documents prior to presenting before the Board.

As a result, the Applicant respectfully requests that the Board postpone the scheduled public hearing to a later date, preferably **Wednesday, November 4, 2026**, or the next available hearing date convenient for the Board.

Respectfully submitted,



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