

January 14, 2025

**Via Email**

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

**Re: Clarification of Request- BZA Case No. 20949A – 57 W Street, NW**

Dear Chairperson Hill and Members of the Board:

Dear Chairperson Hill and Members of the Board,

On behalf of the Applicant in the above-referenced case, we submit the following clarification to the record:

The proposed modification does not include any new zoning relief. Specifically, the lot occupancy for the second story of the accessory building + second story of the principal structure is limited to 50.5% total. Furthermore, the accessory building complies with the other zoning requirements as it does not exceed 22 feet in height, is within the allowable 450-square-foot building envelope (with a 352-square-foot footprint); and is not located in a required rear yard or side yard.

The original case requested lot occupancy on the first floor of the accessory building, which together with the lot occupancy of the first floor, was over the permitted 60%. The first floor includes a covered porch and deck that are not present on the second floor. This first-floor lot occupancy remains unchanged and is not being increased as part of this modification. As such, no additional relief is necessary for the proposed second floor addition on the accessory building. Discussions with the Office of Planning indicate that the proposed second story can be reviewed as a modification without a hearing, as no additional relief is needed for the proposal.

Respectfully Submitted,

*Alexandra Wilson*

Alexandra Wilson  
Sullivan & Barros, LLP

**CERTIFICATE OF SERVICE**

I hereby certify that on January 14, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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