



October 14, 2024

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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. 21193 – 1538 Levis Street NE (Square 4076, Lot 803)
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Fessha Mollalign (“**Applicant**”), 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 November 13, 2024. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'MM', written over a horizontal line.

Meridith Moldenhauer
2001 M Street, Suite 500
Washington, D.C. 20036

A handwritten signature in blue ink, appearing to read 'MSW', written over a horizontal line.

Madeline Shay Williams
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CERTIFICATE OF SERVICE

I hereby certify that on this 14th day of October, 2024 a copy of the foregoing Prehearing Statement was served, via electronic mail, on the following:

District of Columbia Office of Planning
c/o Shepard Beamon
1100 4th Street SW, Suite E650
Washington, DC 20024
shepard.beamon@dc.gov
planning@dc.gov

Advisory Neighborhood Commission 5D
c/o Salvador Saucedo-Guzman, Chairperson
Kathy Henderson, SMD 5D06
5D05@anc.dc.gov
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**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
FESSHA MOLLALIGN**

BZA CASE NO. 21193

APPLICANT'S PREHEARING STATEMENT

I. EXECUTIVE SUMMARY AND NATURE OF RELIEF SOUGHT

This prehearing statement is submitted on behalf of Applicant, Fessha Mollalign (the “**Applicant**”), the owner of the property located at 1538 Levis Street NE (Square 4076, Lot 803) (the “**Property**”), in support of this application for area variance relief from the requirements of minimum lot area (Subtitle E § 202.1), lot width (Subtitle E § 202.1), and lot frontage (Subtitle C §§ 303.2-303.3) in order to construct a single-family rowhome in the RF-1 zone.

II. UPDATED PHOTOS OF THE PROPERTY

The Applicant has filed updated photos of the Property attached at **Tab A**. Photos 1 and 2 show the Property’s pre-construction condition around May 2023 as a vacant gap lot. Photo 3 shows the Property’s current condition as a partially constructed single-family home built in accordance with the Building Permit attached at Exhibit 8B with construction halted pursuant to the Stop Work Order attached at Exhibit 8C.

III. NO PARKING REQUIREMENTS

The Property has frontage on Levis Street NE. The rear of the Property abuts a tax lot, which block access from the Property to the public alley that intersects with 16th Street NE. Under Subtitle C § 701.5, a residential use with a single dwelling unit must provide one principal parking space. However, Subtitle C § 702.4(a) sets forth an exemption from the parking requirements for a building containing a single, principal dwelling unit in the RF zone if “the lot does not have access to an open, improved, and public alley with a right of way of ten feet (10 ft.) width

minimum.” As the Property does not have access to an open and improved public alley with the required minimum right of way width, no parking is required and thus none will be provided.

IV. COMMUNITY OUTREACH

The Applicant presented this BZA application to ANC 5D’s Zoning Committee on September 19, 2024, and to the ANC 5D’s Committee of the Whole on September 24, 2024. The Applicant distributed flyers to the surrounding community to welcome neighbors to join the discussion of this BZA application at ANC 5D’s monthly meeting held on October 8, 2024. At the full ANC meeting with a quorum present, the ANC voted to support the subject BZA application. Additionally, the Applicant also received support from an abutting neighbor located at 1536 Levis Street NE, as described in the letter in support at Exhibit 16.

V. CONCLUSION

For the reasons stated above and as enumerated in the Applicant’s prior filings, the Applicant submits that the subject BZA application meets the requirements for area variance relief and respectfully requests that the Board approve the application on November 13, 2024.

Respectfully submitted,



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