

November 11, 2024

**Via JZIS**

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

**Re: Prehearing Submission - BZA Case No. 21199 – 3018 N Street, SE**

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, enclosed are updated plans, an updated plat, and an updated self-certification. The Applicant originally requested lot occupancy relief for 44.9% lot occupancy to add a deck. In order to comply with the lot occupancy requirements, the Applicant is reducing the proposed deck and decreasing the lot occupancy to 42%. The Applicant is requesting a minor deviation from the Zoning Administrator for the additional 2% beyond the permitted 40%. Accordingly, the Applicant is removing its request for lot occupancy relief.

The plans, plat and self-certification form reflect this change. Accordingly, the building footprint itself is now within the by right envelope for the R-1B zone. The only remaining relief is to obtain a record lot, as described more thoroughly in the Applicant's original statement in support of the application (Exhibit 8). The other significant change is the removal of the originally proposed third story. The proposal is now limited to two stories plus a cellar level.

Respectfully Submitted,

*Alexandra Wilson*

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Alexandra Wilson  
Sullivan & Barros, LLP

**CERTIFICATE OF SERVICE**

I hereby certify that on November 11, 2024, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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