

January 6, 2025

Via JZIS

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

Re: Prehearing Submission - BZA Case No. 21218 – 3319 12th Street, NE

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, more detailed plans are being submitted. The Office of Planning requested the following clarifications:

1. The Applicant specify the number of bicycle spaces on the plans:
 - See sheet A.1.1- Four (4) bicycle racks are being provided in the cellar level where only three (3) are required.
2. The Applicant provide elevations; and
 - See sheets A 2.1 and A-3.1-3.2 for elevations and sections.
3. The Applicant clarify how the Penthouse IZ requirement is being met.
 - In accordance with C-1507.2 and C-1507.5, the Applicant will pay the fee into the HPTF to satisfy the Penthouse IZ requirement. The Applicant has no other IZ requirement generated from the Building as it is not using bonus density, nor creating 10 or more new units.

Additionally, the self-certification form has been updated to correct previous errors:

- Rear Yard: While the rear yard is not being adjusted, the form has been updated to reflect the correct measurement of 22.74 ft., consistent with the plat and plans.
- Building Height: The height is now being listed more accurately, measured from the BHMP rather than the overall height as originally listed.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on January 6, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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