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February 3, 2025

Via IZIS Only

Frederick L. Hill, Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Prehearing Statement of Washington Area Bicyclist Association (the “**Applicant**”) for 1110 Hamlin Street NE (the “**Property**”) – BZA Case No. 21230

Dear Chairperson Hill and Members of the Board:

Pursuant to Subtitle Y § 300.15, the Applicant hereby submits this prehearing statement in advance of its March 5, 2025, public hearing.

On October 25, 2024, the Applicant filed the above-referenced application for (1) special exception relief to extend the office use permitted in the MU-3A portion of the Property into the R-2 portion of the Property, and (2) variance relief to exceed, by 0.045 (102.6 square feet), the 1.0 maximum permitted floor area ratio. The application, in the record at Exhibit 1, remains unchanged and will permit the Applicant to convert the existing vacant two-story building on the Property into its headquarters.

I. Advisory Neighborhood Commission 5B

The Applicant will present the application to Advisory Neighborhood Commission (“**ANC**”) 5B at its regularly scheduled February 19, 2025, meeting. The Applicant has been in consistent contact with the Single Member District (“**SMD**”) Commissioner for ANC SMD 5B04 and is presenting at the February meeting at the Commissioner’s request.

II. Community Engagement and Outreach

The Applicant presented the application at a meeting co-sponsored by ANC SMD 5B04 and the Brookland Neighborhood Civic Association (“**BNCA**”) on January 14, 2025. The

Applicant's presentation can be found on the BNCA's website.¹ At this meeting, the Applicant responded to questions posed by community members.

Twenty letters in support of the application from twenty-four individuals who live or own businesses close to the Property have been filed and can be found in the record at Exhibits 12 through 31. Of the twenty-four supporters of the application, eight live or own businesses within 200' of the Property² and two are parents of students at Petit Scholars³, which is located across Hamlin Street from the Property.

The Applicant also met with the District Department of Transportation ("DDOT") on December 19, 2024, to discuss the application and any post-hearing obligations and processes. Following that meeting, DDOT informed the Applicant that it will install a single bike rack at the curb in public space in front of the Property.

As discussed in the initial submission, the application meets the standards for approval of the requested relief. We look forward to presenting this application to the Board on March 5, 2025. If you have any questions, please do not hesitate to contact David at 202-721-1127 or Olivia at 202-721-1107. Thank you for your attention to this application.

Sincerely,

/s/ David A. Lewis
David A. Lewis

/s/ Olivia K. Torres
Olivia K. Torres*

*Licensed in NY only.

¹ <https://brooklandcivic.org/january-2025-minutes/> (last visited February 3, 2025).

² In the record at Exhibits 13, 14, 19, 26, 27, 30 (Casey Trees), and 31 (Petit Scholars).

³ In the record at Exhibits 21 and 28.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was sent to the following by e-mail no later than February 3, 2025:

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