

July 1, 2026

Via JZIS

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

Re: Post Hearing Submission - BZA Case No. 21430 – 710 Taylor Street, NW

Dear Members of the Board:

At the end of the hearing on June 17, the Board requested the Applicant conduct further outreach to the neighbors and also look to potential design changes that would alleviate concerns raised by the adjacent neighbor at the hearing. The Applicant originally proposed the walls along the decks due to recent DOB comments on similar three-unit projects. Given the comments and concerns from the neighbor and the Board, the architect further conferred with code officials and determined that the driver for the fire-rated walls was related to certain egress factors that are not associated with this project. Accordingly, walls are not required for this project and deck.

Accordingly, the Applicant is including updated plans showing the removal of the deck walls. One of the other concerns raised by the Board was that the shade studies were not accurate because the deck walls were not included, but with the removal of the walls the shade studies are now accurate. Accordingly, the analysis done by the Office of Planning and the Applicant in the record is still applicable. Each case is decided on its own merits and given the specific circumstances of this case, including but not limited to the percentage of lot impacted relative to the time impact on either neighbor, the additional shade cast as a result of the relief does not rise to the level of “undue.”

The Applicant sent this revised design to both adjacent neighbors. Additionally, the Applicant has made good-faith efforts to engage with the adjoining neighbors since February. With respect to the owner of 712 Taylor, the Applicant texted and called in February and March and tried to follow-up in person mid-March and again following the June 17th hearing. These communications are documented and included in the submission; however, they resulted in minimal to no response.

With respect to 708 Taylor Street, the Applicant utilized the owner's contact information provided in the witness materials for Ms. Gill and has provided her with a copy of the updated plans without the deck walls. Prior to the hearing, the Applicant made several attempts to contact Ms. Gill in person by knocking on the door of the property. The 708 Property appears to have some of its rear windows boarded. Based on the observed site conditions, and after ringing the doorbell multiple times without a response, the Applicant assumed the property was vacant. The Applicant received no indication of any neighbor concern at any of the three ANC meetings attended.

In response to feedback received during the public hearing, and in an effort to further address concerns raised by adjacent neighbors, the Applicant has proactively revised the design to remove the previously proposed deck walls in their entirety.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on July 1, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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