



March 21, 2018

Samantha Mazo

Direct Phone 202-747-0768
Direct Fax 202-683-9389
smazo@cozen.com

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 19729
Applicant's Prehearing Statement**

Chairperson Hill and Honorable Members of the Board:

On behalf of Applicant Tracey Turner, please find enclosed the Prehearing Statement for the above-referenced case. The application is scheduled to be heard before the Board of Zoning Adjustment on April 11, 2018.

Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "S. Mazo", written over a horizontal line.

BY: SAMANTHA MAZO

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
TRACEY TURNER**

**2901 N. CAPITOL STREET NE
HEARING DATE: APRIL 11, 2018**

PREHEARING STATEMENT OF THE APPLICANT

I. INTRODUCTION AND NATURE OF RELIEF SOUGHT

This prehearing statement is submitted on behalf of Tracey Turner (the “Applicant”), the owner of the property located at 2901 North Capitol Street NW, Square 3500, Lot 0033, (the “Property”) in support of his application for area variance relief¹ pursuant to 11 DCMR § X-1000.1, from the requirements regarding lot occupancy (§ D-5201.3), and special exception relief pursuant to 11 DCMR §§ X-901.2 and D-5201.1 for rear yard (D § 306.2), minimum lot dimensions (D § 302.1), and pervious surface (D § 308.3), as well as for expansion of a nonconforming condition (C § 201.1) to obtain retroactive zoning relief for an addition to a single-family attached dwelling on the Property (the “Structure”) in the R-3 Zone District (the “Project”). For the reasons set forth in the initial application, and as supplemented here and at the public hearing, the Applicant has satisfied the burden for variance and special exception relief.²

II. STATEMENT OF COMMUNITY OUTREACH

The Applicant has conducted significant community outreach since filing the initial application. The Applicant coordinated with Single Member District Commissioner 5E09, Dianne Barnes, throughout the process. In addition, the Applicant obtained 21 letters of support, filed into

¹ The Property is considered “attached” for the purposes of this application. The Property meets the definition of attached under the pending Zoning Text Amendment ZC 17-23 because although the southern façade is not attached to another building, the Structure is constructed lotline to lotline.

² Any collateral issues related to construction into public space are outside the purview of the zoning relief requested in this application. Accordingly, the applicant will address this with DDOT and through the Public Space Committee approval process.

the record at BZA Ex. Nos. 18, 19, 33, 38, 40. Finally, the Applicant presented the project to the full ANC at their duly-noticed public meeting on February 20, 2018. After numerous community members stood to speak in favor of the application at that meeting, the ANC voted unanimously to approve the project by a vote of 8-0-0, with resounding applause from those in attendance. The ANC Report is found at BZA Ex. Nos. 35-36.

III. CONCLUSION

For the reasons stated above, and for the reasons enumerated in the Applicant's prior filings as well as the reasons discussed at the Board's hearing, the Applicant submits that the application meets the requirements for special exception and variance relief for an addition to a single-family attached dwelling in the R-3 zone. Accordingly, the Applicant respectfully requests that the Board approve the application on April 11, 2018.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Samantha Mazo", written over a horizontal line.

SAMANTHA MAZO

CERTIFICATE OF SERVICE

I certify that on March 21, 2018, a copy of this Prehearing Statement was served via email on the Office of Planning and Advisory Neighborhood Commission 5E, as follows:

District of Columbia Office of Planning
c/o Karen Thomas
1100 4th Street SW, Suite E650
Washington, DC 20024
Karen.thomas@dc.gov

Advisory Neighborhood Commission 5E
Bradley Ashton Thomas, Chairperson
5e06@anc.dc.gov
C. Diane Barnes, Single Member District Commissioner 5E09
5e09@anc.dc.gov



Alyssa L. Bigley

Samantha L. Mazo