

May 23, 2018

**via IZIS**

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW  
Suite 210S  
Washington, DC 20001

**Re: BZA Application No. 19771- Prehearing Materials**

Dear Mr. Chairman and Members of the Board:

Enclosed are the following materials:

1. **Exhibit A**-Narrative, chart, photographs, and a comparison of the existing and proposed facade explaining why the proposed porch roof removal will not “substantially visually intrude upon the character, pattern, and scale” of houses along Ontario Place.
2. **Exhibit B**- Summary demonstrating that special exception relief from the rear yard requirements of E § 5004.2 is expressly permitted by the Zoning Regulations. Also included is a memo from the Zoning Administrator for indicating that relief is permitted via special exception (Case No. 19747).
3. **Exhibit C**- Updated Plans showing two minor revisions- a reduced garage footprint and additional pervious surface at the front of the property- in order to ensure we meet the 20% pervious surface requirement.
4. **Exhibit D**- Revised self-certification form showing a reduction in lot occupancy.
5. **Exhibit E**-Resume of Expert Witness, architect Steve Fotiu, and description of testimony. The architect has previously been accepted as an expert by the BZA and Zoning Commission.
6. **Exhibit F**- Presentation demonstrating that the Office of Planning has recommended approval for at least 12 other cases requesting relief for changes that would arguably be more intrusive on the character, pattern, and scale of houses on their respective streets. While each case is evaluated on its merits, it should also be evaluated consistent with standards applied in previous cases. To do otherwise would result in arbitrary and unpredictable situations.

Sincerely,

*Martin P Sullivan*

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19771  
EXHIBIT NO.30

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Martin P. Sullivan, Esq.  
Sullivan & Barros, LLP  
Date: May 23, 2018

Cc: Karen Thomas, Office of Planning  
ANC 1C