

August 22, 2018

via IZIS

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

**Re: Prehearing Materials; BZA Case No. 19814 of Stanton View Development, LLC; 1724 Gainesville Street, SE.**

Dear Members of the Board:

After consulting with the Office of Planning, the Applicant was informed that the required side yard in the R-3 Zone is five feet (5 ft.), not eight feet (8 ft.). Accordingly, an updated Self-Certification form and Prehearing statement are enclosed.

As discussed more thoroughly in the Applicant and Prehearing Statements, the Applicant has successfully developed other properties in the immediate area. As noted in the ANC report, “the Applicant is doing outstanding work in [the] community.” Accordingly, the Applicant has enclosed a presentation with photos of those properties (1601-1605 Frankford Street, SE) side-by-side with floorplans of the proposed building at 1724 Gainesville Street which help to demonstrate why a strict application of the zoning regulations would result in a practical difficulty.

Sincerely,

*Martin P Sullivan*

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Martin P. Sullivan, Esq.  
Sullivan & Barros, LLP  
Date: August 22, 2018