

BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

Case No. 19818

Final Supplemental Pre-Hearing Statement

The Appellant, Stephen Cobb, files this Final Supplemental Pre-Hearing Statement, to add one argument that is a tag-along to arguments already made and filed in IZIS, related to an issue not presented in the plans but rather appeared only when construction began.

1. The Driveways Will Not Meet the Size and Layout Requirements

1267 Penn St will have two full-sized parking spaces, each at a 90° parking angle (IZIS Exhibit 29C). The spaces must each therefore have a depth of at least 18 feet. 11-C DCMR § 712.5; *see also* 11-E DCMR § 103.1 (“Parking requirements for the RF zones are specified in Subtitle C.”). But as explained previously, the rear wall is roughly 17’10” from the rear property line (IZIS Exhibit 29, Supplement to Pre-Hearing Statement at 1). As a result, the driveways can have a maximum depth of only 17’10”.