

October 5, 2018

Via IZIS

Board of Zoning Adjustment
441 4th Street, NW
Suite 200
Washington, DC 20001

Re: Revised Self-Certification- BZA Case No. 19828 of 3423 Holmead Place, LLC; 3423 Holmead Place, NW

Dear Members of the Board:

Enclosed is a revised Self-Certification Form and a Motion to submit the revised self-certification after the 21-day filing deadline. After discussions with the Office of Planning, the Applicant has agreed to revise the Application to include variance relief from B § 315.1(c). Originally, the Applicant was requesting special exception relief from this provision. As was explained by the Office of Planning, front setbacks are not the same as front yards, therefore relief from E § 5201 is not available for the required front setback relief. As noted in its report, the Office of Planning is in support of the requested variance relief from the rules of measurement for front setbacks.

The Applicant is faced with an exceptional condition in that the existing building does not match either of the adjacent front setbacks. Subtitle B § 315.1(c) provides: “A proposed building façade or structure facing a street lot line shall... (c) In the case of an interior-lot attached or semi-detached building, not be further forward or further back than the building façade of one (1) of the immediately adjoining buildings.” The existing and proposed interior-lot Building is approximately (2 ft.) further back than the adjacent building facade at 3425 Holmead Place, NW and seven feet (7 ft.) further back than the adjacent building façade at 3417 Holmead Place, NW. Were the Zoning Regulations strictly applied, the Applicant would face a practical difficulty because it would have to shift the front wall of the building, which would be a significant cost to the project and disruptive to the neighborhood in general.

Sincerely,

Martin P Sullivan

Board of Zoning Adjustment
District of Columbia
CASE NO. 19828

www.sullivanbarros.com

Martin P. Sullivan