

February 12, 2020

via IZIS

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

Re: BZA Case No. 20204 – 1001-1003 Bryant Street, NE; Prehearing Submission.

Dear Members of the Board:

I am writing on behalf of the Applicant of the above-referenced case. On January 2, 2020, the Applicant received comments from the Office of Planning regarding the submitted plans. Accordingly, the Applicant has revised the plans and addressed those comments as follows:

- 1. The location of the building fronting Rhode Island Avenue justifies a more prominent treatment at the corner of 10th and Bryant Streets: As shown on the Revised Plans included with this submission, the front entrance has been rotated and revised to be more open toward Rhode Island Avenue.*
- 2. Building configuration should respond to the irregular shape of the site and better define the street edge on both 10th and Bryant Streets: Due to the DC Water easement and side yard, the Building cannot be oriented differently. It is shown aligning with 10th Street and addresses Rhode Island Avenue in this orientation.*
- 3. Create a more prominent and dignified entrance to the building: As shown on the enclosed Revised Plans, the front entrance has been revised to be more open toward Rhode Island Avenue.*
- 4. Look into adding balconies on street facing facades: The Applicant has considered this request. The proposed Building is at the maximum permitted lot occupancy. Adding balconies would count towards the lot occupancy and, as a result, the Applicant would need to reduce the unit sizes in order to maintain the permitted lot occupancy.*

Sincerely,

Martin P Sullivan

Martin P. Sullivan, Esq.

Board of Zoning Adjustment
District of Columbia
CASE NO.20204
EXHIBIT NO.35

BZA Case No. 20204
February 12, 2020

CERTIFICATE OF SERVICE

I hereby certify that on February 12, 2020, an electronic copy of this Prehearing Submission was served on the following on behalf of the Applicant, 1001 Bryant Street LLC.

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