

January 6, 2021

Via Email

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Prehearing Submission -BZA Case No. 20363 – 514 Archibald Walk, SE.

Dear Members of the Board:

Enclosed please find the following: updated Plans, updated Self-Certification Form, comments from FEMS and MPD, as well as a map of the alley and comments from DC Water.

1. Updated Plans

HPRB requested that the overall building, including the parapet wall, be lowered. The changes in the plans show the minor revisions associated with the building height and parapet design (changes are clouded). Sheet A0008 includes model views showing the required adjustments in comparison to the previously submitted higher parapet that aligned with the adjacent property. HPRB has agreed that these adjustments comply with the conditional approval granted in October and these changes will be approved at a staff level. The DC Surveyor's Plat in Exhibit 2 still accurately reflects the proposed Project. None of these changes impact the requested relief.

2. Self-Certification

Regarding the Self-Certification, a recent text amendment altered the organization of the alley lot regulations in Subtitles E and U. The Self-Certification has been updated to reflect the new sections. The Applicant has also revised the "front yard" and "rear yard" portions of the Self-Certification to reflect the alley centerline setbacks. There are no front yard requirements for alley

lots and a rear yard requirement only applies if the rear lot line abuts a non-alley lot (which it does not in this case); however, the alleys do abut the front and rear of the building. The Applicant is requesting relief from the alley centerline setback at the front of the building which is reflected under the front yard portion of the Self-Certification. The rear of the building meets the alley centerline setback requirement and that is also reflected in the Self-Certification.

3. Agency Comments

Applicant's counsel has been in touch with all required agencies and has received comments from FEMS and MPD. DC Water also provided feedback in the form of a map showing existing water service in the alley. Comments from all agencies indicated no objection. FEMS requested that the Applicant put sprinklers in the building and the Applicant will comply with that request. Applicant's counsel has also been in touch with DDOT, DPW, and Permit Operations but has received no response. An email thread/summary of that outreach has been included with this filing.

Respectfully submitted,

Martin P Sullivan

Martin Sullivan
Sullivan & Barros, LLP
Date: January 6, 2021

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP
Date: January 6, 2021

CERTIFICATE OF SERVICE

I hereby certify that on January 6, 2021, an electronic copy of this Prehearing Submission was served on the following on behalf of the Applicants, Peter and Karen Byrne.

D.C. Office of Planning

Matt Jesick
matt.jesick@dc.gov

Advisory Neighborhood Commission 6B

ANC Office
6B@anc.dc.gov

Brian Ready, Chairperson & SMD
6B03@anc.dc.gov

Planning and Zoning Committee
6B06@anc.dc.gov

Respectfully submitted,

Martin P Sullivan

Martin Sullivan
Sullivan & Barros, LLP
Date: January 6, 2021

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP
Date: January 6, 2021