

February 24, 2021

Via JZIS

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

Re: Prehearing Submission - BZA Case No. 20412 – 1515 Wisconsin Avenue, NW

Dear Members of the Board:

On behalf of the Applicant, please find enclosed updated plans, an updated plat, an updated statement of use and an updated self-certification. The Applicant has revised the plans to address the Old Georgetown Board's requests. Accordingly, they are now proposing to construct a two-story rear addition on top of the existing rear first floor. The proposed addition now only extends the rear of the existing Building footprint by 5 ft. 4.25 in. As a result of this revision, the following has also been updated as described herein:

1. **Number of Units**: The residential part of the proposal has been reduced from nine (9) residential units to six (6).
2. **Rear Yard**: The proposed rear yard has been increased from the required fifteen feet (15 ft.) to 24 ft. 8½ in.
3. **Lot Occupancy**: The proposed lot occupancy has been reduced from 87% to 81%.
4. **FAR**: The proposed FAR has been reduced from 2.5 to 1.92.
5. **Height**: The proposed height of the rear addition has been reduced from 31 ft. 10 in. to 27 ft. 9 in. The overall height of the existing Building is still not increasing and is over 15 ft. lower than the maximum height allowed for the MU-4 Zone.

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on February 24, 2021, an electronic copy of this Prehearing Submission was served on the following on behalf of the Applicant, 1515 Wisconsin Avenue LLC.

D.C. Office of Planning
Stephen Mordfin
stephen.mordfin@dc.gov

Advisory Neighborhood Commission 1B

ANC Office
anc2E@dc.gov

Rick Murphy, Chairperson & SMD
2E03@anc.dc.gov

Respectfully Submitted,

Martin P Sullivan

Martin P. Sullivan, Esq.
Sullivan & Barros, LLP