

August 11, 2022

Via JZIS

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

Re: Updated Application - BZA Case No. 20733 – 733 Euclid Street, NW

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, updated Application materials are being submitted to the record. The revised materials include an updated Applicant's Statement, Form 135, Statement of Existing and Intended Use, as well as new Plans and a Plat. Since the initial filing, the Property was designated as a Historic Landmark. Accordingly, the previous plan was not viable as it contemplated razing the existing Building. The Applicant worked closely with HPO staff to create a viable, HPRB-approved plan for the building and property. The new plan includes an addition on each side of the building, as well as a fourth story addition on the rear of the building. The Applicant is proposing to convert the existing non-residential building into a residential apartment building with 12 units, including IZ units.

The existing height, number of stories, and location of the existing Building, coupled with the HPRB requests, have created a scenario where the additions increase existing non-conforming aspects of the building, requiring special exception relief from the height and for the conversion, and variance relief from the number of stories. The additions are also required to be set back from the existing building façade; therefore the Applicant is maintaining its original request for relief from the ten-foot rule. It is no longer requesting front set back relief. A more detailed summary of the updated areas of relief and justification for the areas of relief have been included in the enclosed materials.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson, Esq.
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CERTIFICATE OF SERVICE

I hereby certify that on August 11, 2022, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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