

August 24, 2022

Via JZIS

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

Re: Prehearing Submission - 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, the Applicant is removing its request for relief under U-320.3. The Applicant is removing the requested relief from U-320.3, as the conversion from a non-residential building to an apartment house is permitted as a matter of right and does not require special exception relief. The matter-of-right section, U-301.2, was modified in case 19-21 and the provision regarding the limit on height was removed as part of the text amendment. The unofficial regulations on the Office of Zoning website have not been updated to reflect the current U-301.2 requirements. Applicant's counsel realized this error after it submitted the request for special exception relief. The matter-of-right requirements for a non-residential conversion pursuant to U-301.2 are limited to the 900 square foot rule and that the building be in existence since May 12, 1958. As the proposal meets both matter-of-right requirements, relief for the conversion is no longer being requested. Enclosed is a revised Applicant's Statement and revised Form 135 reflecting the removal of the relief.

The Applicant is also submitting updated plans and an updated plat to reflect changes requested by the ANC. The Applicant met with the ANC's Zoning, Planning, and Development committee on August 15th where the committee requested some minor changes. The Applicant also made some minor adjustments to exterior details, including:

- Adjusting the respective area ways in front of the east and west additions.
- Noting the roll-up door on the plans, including its location 1ft. 6in. interior to the lot.
- Moving the parking spaces closer to the building in order to locate the roll-up door 1ft. 6 in. interior to the lot.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson, Esq.
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on August 24, 2022, an electronic copy of this submission was served to the following:

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

Advisory Neighborhood Commission 1B

James A. Turner, Chairperson
1B09@anc.dc.gov

Muhsin Boe Umar, SMD
1B03@anc.dc.gov

ZPD Committee
zpd@anc1b.org

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP