

September 19, 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:

After consulting with the Office of Planning, the Applicant is adding side yard relief pursuant to E-5201, as the proposed additions will eliminate existing conforming side yards (E-207.3). The Applicant is already requesting 10-foot rule relief under the same section and has submitted shadow studies demonstrating the extremely limited impacts of the Addition from the 10-foot rule. The side yard relief will allow the additions to the Building to span lot line to lot line in a row style fashion, which is typical of this block. Further, no east or west facing windows are proposed. Accordingly, the proposal will not unduly impact the light, air, or privacy to the neighboring properties, nor will it substantially visually intrude upon the character, scale, and pattern of houses along the block in accordance with the special exception criteria for side yard relief under E-5201. An updated self-certification form and motion to waive the 21-day filing deadline are being submitted to the record to reflect this change.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson, Esq.
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on August 19, 2022, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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