

October 27, 2022

Via IZIS

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

Re: Prehearing Submission - BZA Case No. 20806 – 1016 Rhode Island Avenue, NE

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, updated plans and an updated plat are being submitted to the record. The project scope is not changing, the Applicant is just updating the plans to reflect requests from the ANC, including more detailed elevations with specific materials, and a bike rack.¹ The landscape plan was updated as well, as the Applicant agreed to use permeable pavers. In addition to those changes and commitments, the Applicant has also agreed to provide residents with a one-year bike share pass. These commitments will be memorialized in a community agreement with ANC 5B contingent on a vote in support of the Application.

The Applicant was asked by DDOE to look into a green roof or solar panels. As the runoff from the entire roof would be captured by the permeable pavement as it has enough storage volume, green roof installation would not have a storm reduction benefit. In terms of solar panels, the Applicant agrees that solar panels may be an added benefit to the project if they are feasible. The Applicant will commit to look into the feasibility of solar, and if it is feasible given the tree canopy and site conditions, will incorporate solar panels; however, it is too early to show solar panels accurately on the roof plan.

Respectfully Submitted,
Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

¹ These are non-required short-term bike parking spaces surrounded by a fence and gate. There is no roof over the spaces; therefore, the bicycle area is not considered an accessory building. A fully enclosed space would be considered an accessory building and necessitate relief as it is located in a required rear yard.

CERTIFICATE OF SERVICE

I hereby certify that on October 27, 2022, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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