



Patrick L. O’Neil
301-657-0738
ploneil@lerchearly.com

Elizabeth C. Rogers
301-841-3845
ecrogers@lerchearly.com

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BY ELECTRONIC DELIVERY

Mr. Frederick L. Hill, Chairperson
And Members of the Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Request for Expedited Hearing
5182 Fulton Street, NW
Special Exception

Dear Chairman Hill and Members of the Board of Zoning Adjustment:

On behalf of Bradley Halligan (the “Applicant”), the owner of the property located at 5182 Fulton Street, NW (Square 1419, Lot 0838) (the “Property”), and pursuant to Section 401 of the Board of Zoning Adjustment Rules of Practice and Procedure (11-Y DCMR § 401), we are submitting this request for an expedited hearing of the above-referenced Special Exception application. The above-reference case qualifies for expedited review under subsection 401.2(b). The Applicant is seeking relief from the side yard setback requirements in the R-1-B zone, pursuant to §5201, to allow for a rear addition to an existing single-family, semi-detached dwelling. As discussed in detail in the Burden of Proof Statement, the relief required is necessary to allow the Property to retain a zero-foot setback along the “attached” property boundary, as is customary for semi-detached structures. The requested relief is driven by the fact that the Property is improved with a semi-detached dwelling in a predominately detached zone – the R-1-B zone does not provide a side yard setback requirement for semi-detached structures (whereas other zones, which do have specific setback standards for semi-detached buildings, only require one side yard). As such, the Applicant hereby waives their right to a hearing and requests an expedited review process.

We appreciate your acceptance of this request, and trust that you will not hesitate to contact us if more information is needed.

Sincerely,

Patrick L. O’Neil

Elizabeth C. Rogers

Board of Zoning Adjustment
District of Columbia
CASE NO.20569
EXHIBIT NO.10
94106.001