

April 10 2015

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Re: BZA Case No. 18984, Minor Revisions (1546 New Jersey Ave NW, Washington, DC)

Dear Kevin Chapple and Members of the Board,

Earlier this week, on Wednesday April 8th, we received a Referral Memo from the DCRA Zoning Administrator in reference to our BZA application requiring us to apply for an additional variance. Due to the fact that the lot occupancy of the building was originally built at 64% (circa 1910), the DCRA requires this additional variance (§2001.3 nonconforming structures). This additional variance has no impact on the plans we presented at the ANC meetings nor does it bring about any changes to the building plans we proposed to the Board and to the neighborhood.

Separately and not as a result of, we have included the latest set of architectural plans for your review. They are very much in congruence with the plans presented to the board earlier this week and have been approved by the DCRA Office of Zoning Supervisor.

Please find our revised self certification form and updated architectural drawings on the IZIS website.

Sincerely,

The block contains two handwritten signatures in black ink. The first signature on the left is a stylized, cursive 'F' followed by a horizontal line. The second signature on the right is more complex, with a large 'N' and 'Z' intertwined, followed by a horizontal line.

Frederik Rubens & Navid Zahraie