

# Applicant's Response to ANC 6C Concerns

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BZA Case No. 21295

Property Address: 1151 Abbey Place NE, Washington, D.C. 20002  
Square 773, Lot 199

June 3rd, 2025

Board of Zoning Adjustment  
c/o Office of Zoning  
441 4th Street NW, Suite 210S  
Washington, D.C. 20001

Re: Clarification and Response to ANC 6C Assertions of Errors and Misrepresentations

Dear Members of the Board,

The applicant respectfully submits this memo in response to concerns raised by Advisory Neighborhood Commission (ANC) 6C regarding the accuracy and completeness of the application filings in the above-referenced case.

The ANC has indicated that it believes the submitted materials contain “*significant errors and misrepresentations*” that it intends to address in future submissions or at the hearing. While the applicant welcomes the ANC’s participation and respects its role in this process, we wish to clarify the following points for the record:

1. Proactive Correction of Measurements

Following concerns raised by ANC 6C regarding potential errors or misrepresentations in the application materials, the applicant proactively obtained a formal, professionally certified land survey to ensure the most accurate possible measurements of the property, lot dimensions, and structure footprint.

2. Updated Filings Reflect Verified Data

The updated plat, survey, and architectural plans now submitted to the Board fully incorporate the survey measurements and adjust the lot occupancy calculation accordingly — from approximately 90% (*as reflected in the original plat and DOB Notes & Computations*) to approximately 89% based on the survey.

3. No Change to Scope of Relief Requested

These updates are made in good faith to ensure the record is complete and accurate; they do not alter the nature or scope of the zoning relief requested, which remains:

- An area variance for lot occupancy, and
- Rear yard relief to allow a zero-foot rear setback.

4. Commitment to Transparency and Accuracy

The applicant has taken deliberate steps to correct minor inconsistencies, not to obscure or misrepresent any facts. We respectfully submit that the applicant's filings reflect verified, professional data and are consistent with the applicable zoning standards.

We appreciate the Board's attention to these clarifications and are fully prepared to address any further questions or concerns raised by the ANC or other parties during the hearing.

Thank you for your consideration.

Respectfully submitted,  
Chris Martinez