

# Supplemental Submission Cover Letter

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Chris Martinez  
1151 Abbey Place NE, Washington, D.C. 20002  
BZA Case No. 21295

June 3rd, 2025

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

Re: Supplemental Submission of Updated Documents for BZA Case No. 21295

Dear Members of the Board,

We respectfully submit the enclosed updated Architectural Plans, updated Form 150 (*Motion to Accept Late Filing*), Applicant Response to ANC 6C Concerns, updated Certificate of Service, updated Land Survey, and updated Plat for the above-referenced case. To ensure the accuracy and completeness of the record — and in response to concerns raised by ANC 6C regarding potential measurement errors or misrepresentations — the applicant proactively obtained a formal, professionally certified land survey after filing the initial application.

These updated materials reflect precise measurements and are intended to provide the Board with the most accurate and reliable information for evaluating the requested zoning relief. Based on the survey, the lot occupancy calculation has been slightly adjusted from approximately 90% (as reflected in the original plat and DOB Notes & Computations) to approximately 89%. This minor change does not alter the scope or nature of the relief requested, which remains:

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

We submit these materials to maintain a complete and accurate record, and respectfully request that the Board consider this updated information in its review. Please let us know if any additional details are needed.

Thank you for your attention to this matter.

Respectfully submitted,  
Chris Martinez