

Applicant Response to ANC 6C's June 3rd, 2025 Letter

BZA Case No. 21295
Property Address: 1151 Abbey Place NE
Submitted by: Chris Martinez

Date: June 3rd, 2025

To the Board of Zoning Adjustment:

This statement is submitted in response to ANC 6C's June 3rd, 2025 letter opposing the applicant's motion to accept supplemental materials into the record.

The applicant submits this clarification not to introduce new zoning relief or alter the scope of the application, but to correct and update measurements in direct response to ANC 6C's repeated concerns regarding accuracy, consistency, and alleged misrepresentations in earlier filings.

These updates include:

- A land survey prepared by a licensed D.C. surveyor,
- A revised plat reflecting the survey dimensions, and
- Updated architectural plans to ensure internal consistency and alignment with the survey.

These documents were not filed casually or without cause. They are a direct and responsible response to ANC 6C's earlier objections — which specifically criticized the accuracy of prior materials. The applicant took these concerns seriously and acted in good faith to resolve them by retaining a professional surveyor and updating all supporting documentation.

The adjusted materials reflect a minor revision to lot occupancy (*from 90% to 89%*), but do not change the requested relief (*lot occupancy and rear yard variance*). The sole intent is to present accurate, professional materials consistent with both DOB and BZA requirements — and to avoid the very confusion and inconsistency ANC 6C previously objected to.

In short, this motion and the accompanying materials are not evidence of gamesmanship or bad faith — they are evidence of the applicant's effort to be responsive, responsible, and transparent.

The applicant respectfully requests that the Board accept the supplemental materials into the record, pursuant to Subtitle Y § 602.6, and consider them as part of the hearing on the merits.

Respectfully submitted,
Chris Martinez