

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**



August 25, 2026

To the Parties in Application No. 21295:

This letter is being sent to you on behalf of the Board of Zoning Adjustment (“Board” or “BZA”) because you are parties in this case. This application was submitted on June 3, 2025 by Justin Ryan Gomez and Jesse Martinez, Jr. for a special exception under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 207.1 and, pursuant to Subtitle X § 1002, for an area variance from the lot occupancy requirements of Subtitle E § 210.1 to allow a new rear deck addition to an existing two-story attached principal dwelling in the RF-1 zone at 1151 Abbey Place, N.E. (Square 773, Lot 199).

Following a public hearing, the Board voted on June 18, 2025 to deny the application. Because a majority of the current Board members did not personally hear the evidence in this case, this Proposed Order is being provided to the parties to afford you an opportunity to present written exceptions and argument, pursuant to D.C. Official Code § 2-509(d).

Written exceptions must be filed with the Office of Zoning, and served upon the other parties, no later than 5:00 p.m. on September 9, 2026. Filings can be submitted by email to bzasubmissions@dc.gov. No replies to the exceptions will be accepted.

Questions should be addressed to Keara Mehlert, Secretary to the Board of Zoning Adjustment, at (202) 727-6311, or keara.mehlert@dc.gov.

Regards,



SARA A. BARDIN
Director, Office of Zoning