

May 30, 2025

Frederick Hill, Chairman  
Board of Zoning Adjustment  
441 4th Street, N.W., Suite 200-S  
Washington, D.C. 20001

Re: Updated Relief for BZA Case # 21298

Dear Chairman Hill:

After discussions with the Office of Planning, the relief requested for the project needs to be updated. None of the details for the project have been altered, but a revised self-certification (form 135) and statement of burden of proof is needed. Please find enclosed a certificate of service for the updated relief. A updated certificate of posting will also be required with the updated public hearing information and relief.

To allow sufficient time for consideration, on May 27, 2025, the Applicant filed a motion to postpone the public hearing currently scheduled for June 18, 2025. While that motion is pending decision by the Board, and the updated relief information is being filed today, please find enclosed a motion to waive the requirements of subtitle Y 300.15 to 300.17 to accept this updated self-certification within thirty (30) days of the originally scheduled public hearing.

Thank you for consideration of this request.

Sincerely,



Zach Bache, RA

**Date:** 30 May 2025

**Project:** Bache-Riordan Residence Lot Adjustment BZA Case # 21298

**Location:** 1306 Girard St NE  
3958 // 0008 & 0009  
Washington DC 20017

**Subject:** Certificate of Service for Updated Relief

Chairman Hill:

I, Zachary Bache, certify that on May 30, 2025, a updated copy of this application was served on the following:

Advisory Neighborhood Commission 5B:

Sukhprita "Prita" Piekara, Chairperson  
[5B@anc.dc.gov](mailto:5B@anc.dc.gov)

Jingwen Sun, Single Member District 5B03  
[5B03@anc.dc.gov](mailto:5B03@anc.dc.gov)

D.C Office of Planning  
[Planning@dc.gov](mailto:Planning@dc.gov)

Sincerely,

  
Zach Bache, RA

BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA

FORM 150 – MOTION FORM

THIS FORM IS FOR PARTIES ONLY. IF YOU ARE NOT A PARTY PLEASE FILE A  
FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.:

Motion of:  Applicant  Petitioner  Appellant  Party  Intervenor  Other \_\_\_\_\_

PLEASE TAKE NOTICE, that the undersigned will bring a motion to:

Points and Authorities:

On a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion, including relevant references to the Zoning Regulations or Map and where appropriate a concise statement of material facts. If you are requesting the record be reopened, the document(s) that you are requesting the record to be reopened for must be submitted separately from this form. No substantive information should be included on this form (see instructions).

Consent:

Did movant obtain consent for the motion from all affected parties?

Yes, consent was obtained by all parties  Consent was obtained by some, but not all parties  
 No attempt was made  Despite diligent efforts consent could not be obtained

Further Explanation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CERTIFICATE OF SERVICE

I hereby certify that on this   day of  ,

I served a copy of the foregoing Motion to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of Planning

in the above-referenced ZC or BZA case via:  Mailed letter  Hand delivery  E-Mail  Other \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No.: \_\_\_\_\_ E-Mail: \_\_\_\_\_