

**Certificate of Service -  
Special Exception Application**

9 October 2025

Board of Zoning Adjustment  
Government of the District of Columbia  
441 4th Street, NW, Suite 210 South  
Washington DC 20001

Re: BZA Zoning Application 21366  
Revisions to Application of Jonathon Haigh Thornton  
307 15th Street NE  
Washington, DC 20002  
Square 4564 Lot 0021

Dear Board of Zoning Adjustment:

The following officials and representatives have been notified via email of the Revisions to the Owner's application to the D.C. Board of Zoning Administration. A Copy of the emails are attached to this statement.

**ANC 7D Chair:**

Brian Alcorn  
7d08@anc.dc.gov

**ANC 7D Officer:**

Brett Astmann  
7d07@anc.dc.gov

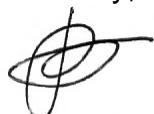
**Chair of the ANC 7D Committee on Housing, Economic Justice, Zoning, & ABCA:**

Zach Abramovitz  
anc7d.hejz.committee@gmail.com

**D.C. Office of Planning:**

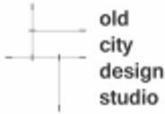
planning@dc.gov

Sincerely,



Joseph Boyette, AIA  
Old City Design Studio, PLLC  
1317 D Street NE, Washington DC 20002

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21366  
EXHIBIT NO. 30



Joseph Boyette <joe@oldcitydesign.us>

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## BZA 21366 Updates

1 message

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**Joseph Boyette** <joe@oldcitydesign.us>

Thu, Oct 9, 2025 at 1:59 PM

To: Haigh Thornton <haigh.thornton@thorntonbuilds.com>, planning@dc.gov, "matthew.jesick@dc.gov"  
<matthew.jesick@dc.gov>

Good afternoon:

Our BZA case #21366

I have received comments from Mr. Jesick of the the Office of Planning that requires me to make corrections to the BZA case file.

The changes are:

1. The measurement for rear yard and rear yard setback are to be measured from the face of the deck and not the face of the building, since the deck is more than four feet above grade. No new relief is needed for this.
2. The accessory building is more than 450 square feet. It is 474.5 square feet. We will be applying for a special exception for this. The reason that it is larger than 450 square feet is that the building is brick, a brick structure has thicker walls than a frame structure. in this case, the difference between a brick garage and a frame garage results in 26 square feet less of interior volume.
3. The proposed dwelling on the second level would require that we seek a variance, and we will not be seeking one. So the second floor of the garage will have a half bath and will be accessory space to the main home. In the future this may be converted to a unit by the owner of the property based on the code in place at that time.

The property as a whole will be single family.

The documents will be sent to the BZA by close of business on Friday.

Best,

Joseph Boyette, AIA, NCIDQ  
Old City Design Studio PLLC  
Residential Architecture & Interiors  
[202.455.6237](tel:202.455.6237)  
[www.oldcitydesign.us](http://www.oldcitydesign.us)  
follow on [instagram](#)

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## BZA 21366 Updates

1 message

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**Joseph Boyette** <joe@oldcitydesign.us>

Thu, Oct 9, 2025 at 8:05 AM

To: anc7d.hejz.committee@gmail.com, 7d07@anc.dc.gov, 7d08@anc.dc.gov, Haigh Thornton <haigh.thornton@thorntonbuilds.com>

Good morning:

Our BZA case #21366 goes before the ANC 7D next Tuesday after being heard by the zoning committee last month.

I have received comments from the Office of Planning that require me to make corrections to the BZA case file.

The Office of Planning is supportive of the project for the special exceptions we have applied for so far (lot occupancy and the rear extension relief).

The changes are:

1. The measurement for rear yard and rear yard setback are to be measured from the face of the deck and not the face of the building, since the deck is more than four feet above grade. No new relief is needed for this.
2. The accessory building is more than 450 square feet. It is 474.5 square feet. We will be applying for a special exception for this. The reason that it is larger than 450 square feet is that the building is brick, a brick structure has thicker walls than a frame structure. in this case, the difference between a brick garage and a frame garage results in 26 square feet less of interior volume.
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The property as a whole will be single family.

I am working through the updates and I am waiting for the Plat to be recertified by the Surveyor's office.

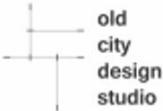
I have attached the revised drawings and have highlighted the changes. These have not been uploaded to the case file yet, but hopefully by close of business on Friday.

Best,

Joseph Boyette, AIA, NCIDQ  
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 [Thornton - Plans - revised.pdf](#)  
4520K



Joseph Boyette <joe@oldcitydesign.us>

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## Re: Request for 6A05 ANC meetings for BZA case number 21366

1 message

**Joseph Boyette** <joe@oldcitydesign.us>

To: 6a05@anc.dc.gov, michael.cushman@gmail.com

Cc: Haigh Thornton <haigh.thornton@thorntonbuilds.com>

Thu, Oct 9, 2025 at 8:00 AM

Good morning:

Our BZA case #21366 goes before the ANC 6A tonight after being heard by the EDZ last month.

A reminder that this case is in ANC 7D.

I have received comments from the Office of Planning that require me to make corrections to the BZA case file.

The Office of Planning is supportive of the project for the special exceptions we have applied for so far (lot occupancy and the rear extension relief).

The changes are:

1. The measurement for rear yard and rear yard setback are to be measured from the face of the deck and not the face of the building, since the deck is more than four feet above grade. No new relief is needed for this.
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The property as a whole will be single family.

I am working through the updates and I am waiting for the Plat to be recertified by the Surveyor's office.

I have attached the revised drawings and have highlighted the changes. These have not been uploaded to the case file yet, but hopefully by close of business on Friday.

Best,

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On Fri, Aug 1, 2025 at 10:45 AM Joseph Boyette <joe@oldcitydesign.us> wrote:

Good morning:

As the Owner's Agent, I am hereby notifying you of an application for a special exception through the Board of Zoning Adjustment as described below:

Mr. Jonathon Haigh Thornton, owner of 307 15th Street, NE hereby applies for zoning relief to construct a two-story plus basement addition at the rear of the residence and a two-story accessory dwelling unit on the alley in the RF-1 zone, by authorization of 11 DCMR Subtitle X, Chapter 9 [Special Exceptions] lot occupancy requirements of Subtitle E, Chapter 2, Section 210.1 [Lot Occupancy] and by rear yard requirements of Subtitle E, Chapter 2, Section 207.4 [Rear Yard].

The subject property is in ANC 7D, but shares a boundary with ANC 6A.

I would like to request to get this proposal on the ANC Agenda for the Zoning subcommittee and the ANC as soon as possible.

The BZA Hearing date is November 5th.

The Case number is 21366.

Thanks so much,

Joseph Boyette, AIA, NCIDQ  
Old City Design Studio PLLC  
Residential Architecture & Interiors  
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