

February 10, 2026

**Via Email**

Board of Zoning Adjustment  
441 4th Street, N.W.  
Suite 210S  
Washington, DC 20001

**Re: Building Area Correction - BZA Case No. 21392 – 1610 32nd Street, NW**

Dear Chairman Blake and Members of the Board:

In reviewing comments from neighbor's counsel and from the Office of Planning, the Applicant's architect discovered a calculation error. Specifically, the current Building Area calculations were based on an incorrect lot width. Pursuant to surveyor plans filed, exhibit 22A, page 3, and the plat, exhibit 22B, the correct lot width is 23.5 feet, which is 9.5 inches less than what the architect had used for the currently-filed Building Area calculations. This revision changes nothing about the substance of the plans or the shadow studies. The only effect is that the request for lot occupancy deviation is reduced from 4.8% to 2.7%.

The additional 2.7% represents 49 square feet, on the first story. The second story is safely under 60% lot occupancy, with a proposed lot occupancy of 57.5%. No addition is proposed to the third story, and that lot occupancy amount will remain at 40.2%.

Because of the reduction of the Building Area calculation on the first story, the entire relief (but for one square foot) is related to the 8 x 6 (48 sq. ft.) open deck on the first level.

Respectfully Submitted,

*Martin P Sullivan*

Martin P. Sullivan, Esq.  
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**CERTIFICATE OF SERVICE**

I hereby certify that on February 10, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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