



March 4, 2026

VIA IZIS

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Carl H. Blake, Chair  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

**Re: BZA Case 21428 – Applicant’s Supplemental Filing**

Chair Blake and Honorable Members of the Board:

On behalf of the Applicant Daniel Alexander Payne Community Development Association (the “Applicant”), please find enclosed a revised self-certification form at **Tab A**. Following coordination with the Office of Planning, the Applicant is submitting this letter to clarify the scope of the requested penthouse relief and to correct an inadvertent citation in the record.

The prior Zoning Self-Certification Forms (Ex. 5, 13) cited relief from Subtitle C § 1502.1, which governs penthouse height. However, the Applicant is not requesting relief from the penthouse height requirements. Rather, as detailed in the Applicant’s Burden of Proof (Ex. 11), the Applicant is requesting relief from the penthouse front, rear and side setback requirements set forth in Subtitle C § 1504.1.

Accordingly, to ensure the record is clear, the Applicant is submitting an updated Self-Certification form identifying special exception relief from Subtitle C § 1504.1 as authorized by Subtitle C § 1506.1. No other changes are being made to the application.

Sincerely,

COZEN O'CONNOR

Eric J. DeBear

Zachary R. Bradley

**Certificate of Service**

I hereby certify that on this 4th day of March, 2026, a copy of this Application with attachments was served, via email, as follows:

District of Columbia Office of Planning  
c/o Michael Jurkovic  
1100 4<sup>th</sup> Street SW, Suite E650  
Washington, DC 20024  
[planning@dc.gov](mailto:planning@dc.gov)  
[michael.jurkovic@dc.gov](mailto:michael.jurkovic@dc.gov)

Advisory Neighborhood Commission 2C  
c/o Nancy Groth SMD 2C02  
[2C02@anc.dc.gov](mailto:2C02@anc.dc.gov)  
[2C@anc.dc.gov](mailto:2C@anc.dc.gov)



Zachary R. Bradley

**FORM 135 – ZONING SELF-CERTIFICATION**

<b>Project Information</b>	Address(es)	1518 M Street NW
	Square and Lot(s) <i>Note: Parcels start with "PAR"</i>	Square 0197, Lot 86
	Zone District(s)	D-6
	ANC Single Member District(s)	2C02

<b>Certification</b> <i>Select relief requested</i>	<i>The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter (include all relevant section citations, e.g. "E-210.1 and E-5201"):</i>	
	<input checked="" type="checkbox"/>	Special Exception X § 901.2 <i>Zoning Regulations Section(s)</i> Subtitle C, § 1504.1 (pursuant to Subtitle C, § 1506.1) and Subtitle C, § 802.1 (pursuant to Subtitle C, § 807.2)
	<input checked="" type="checkbox"/>	Area Variance X § 1002.1(a) <i>Zoning Regulations Section(s)</i> Subtitle I, § 205.1 (pursuant to Subtitle X § 1002.1)
	<input type="checkbox"/>	Use Variance X § 1002.1(b) <i>Zoning Regulations Section(s)</i>

Pursuant to 11 DCMR Y § 300.6(b), the undersigned agent certifies that:

1. The agent is duly licensed to practice law or architecture in the District of Columbia;
2. The agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
3. The applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

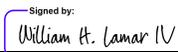
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self-certified in order to obtain, for the above-referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Buildings harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

**I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)**

<b>Owner Name (Print)</b>	<b>Owner Signature</b>	
William H. Lamar, IV	<small>Signed by:</small> 	
<b>Agent Name (Print)</b>	<b>Agent Signature</b>	<b>DC Bar No. or Architect Registration No.</b>
Eric DeBear		1016909
<b>Date:</b>	March 4, 2026	

**NOTES AND COMPUTATIONS**

All fields should be filled in completely, insert "N/A" where not applicable

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Deviation/ Percentage
<b>Lot Area</b> (sq. ft.)	12,406 SF	-	-	-	-
<b>Lot Width</b> (ft. to the tenth)	94.0'	-	-	-	-
<b>Lot Occupancy</b> (building area/lot area)	100%	-	100%	-	-
<b>Gross Floor Area</b> (sq. ft.)	30,000 SF	-	-	47,383 SF	-
<b>Floor Area Ratio (FAR)</b> (floor area/lot area)	2.41	-	8.5	3.82	-
<b>Principal Building Height</b> (stories) <i>Check boxes applicable to proposed project below:</i> <input type="checkbox"/> Basement <input checked="" type="checkbox"/> Penthouse <input type="checkbox"/> Cellar <input type="checkbox"/> Rooftop Structure <input type="checkbox"/> None	8	-	-	12	-
<b>Principal Building Height</b> (ft. to the tenth)	77.1'	-	110'	109.9'	-
<b>Accessory Building Height</b> (stories)	N/A	N/A	N/A	N/A	N/A
<b>Accessory Building Height</b> (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
<b>Front Yard</b> (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
<b>Rear Yard</b> (ft. to the tenth)	28.3'	17.5'	-	12'	-5.5
<b>Distance Beyond Rear Wall of Adjoining Buildings (R/RF zones)</b> (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
<b>Side Yard</b> (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
<b>Open Court</b> (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
<b>Closed Court</b> (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
<b>Vehicle Parking Spaces</b> (#)	0	0	-	0	-
<b>Bicycle Parking Spaces</b> (#)	ST-3, LT-0	ST-1, LT-9	-	ST-3, LT-0	LT:-9
<b>Loading Berths</b> (# and size in ft.)	0	0	-	0	-
<b>Pervious Surface</b> (%)	N/A	N/A	N/A	N/A	N/A
<b>Principal Dwelling Units</b> (#)	0	-	-	28	-
<b>Accessory Dwelling Units</b> (#)	0	-	-	0	-
<b>Solar Shading of Abutting Properties (R/RF zones)</b> (%)	N/A	N/A	N/A	N/A	N/A
<b>Other:</b>					
<b>Other:</b>					