



Matthew Dougherty <matt@kubearch.com>

BZA Application change for Case No. 21487- 3613 13th St. NW

Matthew Dougherty <matt@kubearch.com>

Thu, Sep 3, 2026 at 2:32 PM

To: Shane McCarthy <1A07@anc.dc.gov>

Cc: Jeremy Sherman <1A04@anc.dc.gov>, Dieter Lehmann <1A02@anc.dc.gov>, Shira Davidson <1A08@anc.dc.gov>, Jaspal Bhatia <1A01@anc.dc.gov>, Ana Reyes <ana@eltamarindodc.com>, Evelyn Andrade <evelynandrade@eltamarindodc.com>

Hello Shane et al,

I want to inform everyone that we filed a motion to postpone our hearing date for case 21487. Based on the evidence provided, the Office of Planning let us know that as it currently stands they would not be able to offer a letter in support of our area variance. Therefore, we will take extra time to gather any evidence that could support our case. Specifically, we will be looking for any historical evidence—such as building configurations, permits, or photos—that show the property was already configured in a way making three units the most reasonable option when the owners purchased the property, and that converting it back to two units would present difficulties.

Thanks!
Matt

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Sent from my iPhone

On Aug 31, 2026, at 7:48 PM, McCarthy, Shane (SMD 1A07) <1A07@anc.dc.gov> wrote:

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