COZEN O'CONNOR

September 29, 2026

Eric J. DeBear
Direct Phone 202-747-0769
edebear@cozen.com

Michelle Pourciau, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, D.C. 20010

Re: BZA Case 21502 – Applicant's Cover Letter with Updated Penthouse Plan

Dear Chairperson Pourciau and Members of the Board,

The Applicant, SSDS1, LLC (the "Applicant"), is enclosing an updated penthouse plan to address minor inconsistencies in the case record. The updated plan is attached at **Tab A**. The only changes in the updated penthouse plan is to adjust the penthouse roof overhang so that it is within the required setback distance. These changes do not materially impact the overall project and do not add or increase any area of zoning relief.

The proposed penthouse has a maximum height of 8'2". In preparation for the upcoming hearing, the Applicant noticed that the penthouse roof overhang extended beyond 8'2" from the rear roof wall. Accordingly, the Applicant has adjusted the roof overhang so that it is 8'4" from the rear roof wall, which complies with the required penthouse rear setback. Similarly, on the southern side of the penthouse, the roof overhang has been revised to be 6'4" from the side roof wall. This now matches the side setback relief requested in this application.[1]

Since this filing is made less than 30 days prior to the Board's hearing, the Applicant is enclosing a motion to late file at **Tab B**. There is good cause to grant the motion to late file as the intent of the filing is to ensure the record is clear. The revised penthouse plan will not prejudice any party because the plan makes the proposal *more* zoning compliant and does not add new zoning relief or increase the amount of requested relief.

Thank you for your consideration of this request and we look forward to presenting this application to the Board on October 7, 2026.

Sincerely,

COZEN O'CONNOR

Eric J. DeBear

[1] Previously, the actual penthouse structure was setback 6'4" from the southern side roof wall but the overhang extended an additional ~6 inches.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21502
EXHIBIT NO. 24

Certificate of Service

I hereby certify that on this 29th day of September, 2026, a copy of this Cover Letter with attachments was served, via email, as follows:

District of Columbia Office of Planning
c/o Joshua Mitchum
1100 4th Street SW, Suite E650
Washington, DC 20024
Joshua.Mitchum@dc.gov

Advisory Neighborhood Commission 6A
c/o Amber Gove, Chairperson
Kimberly Butler, SMD 6A02
6A02@anc.dc.gov
6A04@anc.dc.gov
6A@anc.dc.gov



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