

June 5, 2026

Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, N.W., Suite 210 South
Washington, DC 20001
bzsubmissions@dc.gov

Historic Preservation Review Board (HPRB)
Government of the District of Columbia
1100 4th St. SW, Suite 650 East
Washington, DC 20024
(202) 442-7600

Re: **BZA and HPRB Application of Sara Petrasso and Jonah Crane – 643 Constitution Ave. NE**

Dear Board of Zoning Adjustment Review Board and Historic Preservation Review Board:

I/we own 106 7th St NE Wash, DC 20002, a property near to the property above that is subject to an application before the Boards. My/our neighbors, Sara Petrasso and Jonah Crane, are seeking relief from the District of Columbia Zoning Regulations as well as approval from the Historic Preservation Review Board in order to construct a new two-story carriage house (accessory structure) and a two-story rear addition. They are seeking Special Exception relief as follows:

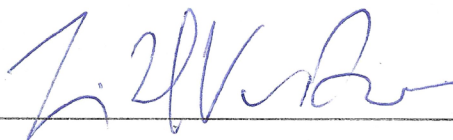
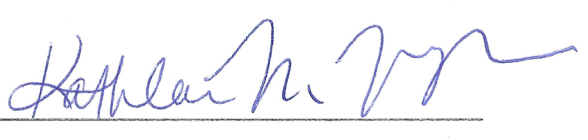
The proposed accessory structure at 515 square feet in footprint will exceed the maximum allowed area of 450 square feet. (11 DCMR Subtitle E, Section 5003.1)

The proposed lot occupancy of 61.0%, exceeds the allowed lot occupancy of 60% (11 DCMR Subtitle E, Section 210.1).

They have shared the drawings of the proposed additions that have been submitted with their application to the BZA. I/we have reviewed the drawings and support the proposed project.

Sincerely,

Signature(s):

Printed Name(s):

Lewis Van Dusen

Kathleen Van Dusen

Address:

106 7th St NE WDC 20002

Board of Zoning Adjustment
District of Columbia
CASE NO. 21507
EXHIBIT NO. 17