

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
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:

We own 647 Constitution Ave. NE, a property in the immediate vicinity to the property subject to an application before the Boards. 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 addition that have been submitted with their application to the BZA and HPRB. We have reviewed the drawings and support the proposed project.

Sincerely,



Carrie McDougall & John Varesi, Owners
647 Constitution Ave. NE
Washington, DC 20002

Date: _____

6/5/2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21507
EXHIBIT NO. 25