

August 30, 2024

149 Thomas St NW
Washington, DC 20001

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: BZA Application for 149 Thomas St NW, Square 3114 Lot 0065 - Application for Special Exception Relief

Dear Chairperson Hill and Members of the Board:

We, David Ortiz and Nicole Johnston, are the owners of 149 Thomas St NW. Please accept for filing the enclosed application for special exception relief pursuant to 11 DCMR X-901.2 and E-5201.1(b) for rear yard (E-207.1). The relief sought is retroactive for a rear deck built prior to occupancy.

The application package includes the following materials:

1. Surveyor's plat
2. Statement of existing and intended use
3. Zoning referral memo from DCRA Zoning Administrator
4. Color photographs
5. List of names and addresses of owners of property within 200 feet
6. The Burden of Proof
7. Statement of Public Outreach/Certificate of Service

Documents submitted in support include:

8. Certificate of Proficiency
9. Deed to Property
10. This cover letter.

The application package does not include plans and elevations, as the application does not seek relief for new structures. Since we are representing ourselves, a letter of authorization is not included. The rear deck, which is the subject of this application for relief, appears on the Surveyor's plat. The Form 120 and Fee Calculator are processed through the online application.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions please contact us.

Thank you for your attention to this application.

Sincerely,

David Ortiz and Nicole Johnston