
BZA Case application - 3613 13th St. NW (ANC 1A07)

Matthew Dougherty <matt@kuba-arch.com>

Thu, Apr 30, 2026 at 2:55 PM

To: 1A@anc.dc.gov, 1A07@anc.dc.gov

Cc: ana@eltamarindodc.com, Evelyn Andrade <evelynandrade@eltamarindodc.com>

Dear. Mr. Achenbach & Mr. Sherman,

I am writing on behalf of Ms. Ana B. Reyes, owner of 3613 13th St., to inform you of our application for a use variance for that property. We are looking to change the property's use from a two-family flat to a three-unit apartment house.

I'm attaching our zoning self-certification form 135 here, along with the other documents we are uploading to the BZ system for this case.

Please let me know if I can provide any additional information to help with this process.

Thank you!

Matt Dougherty (Agent for owner)

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14 attachments


-  **04- AuhtORIZATION & certification Letter.pdf**
56K
-  **02- Statement of Intended Use.pdf**
110K
-  **03- 2025 BZA Form 135.pdf**
454K
-  **04- AuhtORIZATION Letter 3613 13th.pdf**
36K
-  **04- certification Letter.pdf**
54K
-  **07- NAMES & ADDRESSES 3613.pdf**
126K
-  **08- Statement of the applicant-signed.pdf**
179K
-  **09- Statement of Notification Ana Reyes copy.pdf**
25K

Board of Zoning Adjustment
District of Columbia
CASE NO. 21487
EXHIBIT NO. 15


 **11 - 3613 deed 2025.pdf**
73K

 **10 - 3613 BBL exp 2028.pdf**
139K

 **06- Architectural Drawings 3613 13th St. NW.pdf**
1941K

 **12 - COO 3613 13th St .pdf**
111K

 **01 - Updated plat 3613 13th st.pdf**
4178K

 **05- Existing Photos 3613 13th St. _compressed.pdf**
13471K