

# SULLIVAN & BARROS, LLP

Real Estate | Zoning | Land Use | Litigation

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February 25, 2025

**Via IZIS**

Board of Zoning Adjustment  
441 4th Street, N.W.  
Suite 210S  
Washington, DC 20001

**Re: Request for Postponement - BZA Case No. 21254**

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, we respectfully request a postponement of the hearing currently scheduled for March 26, 2025, to April 30, 2025. The postponement is necessary to allow the Applicant to add an area variance for FAR relief. The Property is split-zoned, and the relief is limited to the NMU-4/HA portion of the property. It is being requested so that the Applicant may maintain the existing non-conforming improvements on the second floor and cover a portion of the first floor currently open to the elements.

After discussions with the Office of Zoning, the Applicant was advised that the case must be re-noticed and postponed to include additional relief, despite there being no substantive changes to the plans or plat. The Applicant is submitting a summary of the FAR relief with this filing, as requested by the Office of Zoning, and will provide a more detailed argument in its prehearing submission. The overall project remains consistent with what was presented to the ANC, and the Applicant previously informed the ANC's EDZ Committee that FAR relief would likely be required.

Enclosed please find the most recent 200-foot list for re-noticing, along with Form 150 for the postponement request, a new self-certification, a FAR sheet, and a summary of the relief.

Respectfully Submitted,

*Alexandra Wilson*

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Sullivan & Barros, LLP

Board of Zoning Adjustment  
District of Columbia

**CERTIFICATE OF SERVICE**

I hereby certify that on February 25, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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