

March 31, 2025

Via JZIS

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

Re: Prehearing Submission - BZA Case No. 21254

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, a prehearing statement, additional photos and an updated self-certification form are being submitted to the record. The Applicant is removing the relief for FAR and parking based on conversations with the Zoning Administrator. The ZA determined that the building may be considered one structure for zoning purposes, making the parking relief unnecessary as additional parking is not triggered for the project. Further, the ZA also confirmed that FAR is calculated for the entire lot, and so long as the entire FAR is within the 1.5 permitted for either zone, no relief is needed. Enclosed is an updated statement, providing more detail about the use and remaining relief for rear yard and 'fast-food.' Updated plans are forthcoming, although there are not any real changes to the plans, only additional details and elevations. The self-certification has been updated to reflect the revised relief.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on March 31, 2025, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Matthew Jesick
matthew.jesick@dc.gov

Advisory Neighborhood Commission 6A

ANC Office
6A@anc.dc.gov

Amber Gove, Chairperson
6A04@anc.dc.gov

Jeff Giertz, SMD
6A06@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP