

August 11, 2025

**Via IZIS**

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

**Re: Prehearing Submission - BZA Case No. 21303 – 1631 A Street, SE**

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, the following materials are being submitted to the record;

- Prehearing Statement – Providing more information and details for the variance argument;
- Revised Form 135 – The Zoning Administrator’s memos (Exhibits 8, 10, and 15) incorrectly characterize the requested relief as a use variance. The appropriate relief is an area variance, as is now correctly reflected in the updated self-certification form;
- Tenant List – The current tenant is now listed, as required by Y-300.8(h);
- 200 ft. List - The initial filing should have included the names and addresses of all property owners within 200 feet, as well as any lessees of the subject property; the lessee is now properly included;
- Additional Photos – Providing more context of the subject property and surrounding area;
- The Certificate of Occupancy from 1958; and
- Certificates of Occupancy for Nearby Properties.

Respectfully Submitted,

*Alexandra Wilson*

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Alexandra Wilson  
Sullivan & Barros, LLP

**CERTIFICATE OF SERVICE**

I hereby certify that on August 11, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

*Sarah Harkcom*  
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